

93 Blackrock Square, Newtownabbey, BT36 4NS

Offers Over £239,950

- Semi detached villa in highly regarded residential area
- Open plan kitchen/dining with built in appliances
- Double glazing in uPVC frames
- Bathroom with white suite
- Clear air ventilation system
- Lounge with feature fireplace
- Gas fired central heating
- Highest presentation throughout
- 3 Bedrooms (1 with ensuite shower room)
- Utility room & cloak room

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This is an impressive spacious semi detached villa situated in a quiet and highly desirable residential area with the benefit of an open aspect to the front. The property offers bright spacious accommodation and is located in the popular Blackrock development. We strongly recommend an appointment to view.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Floor tiling

Cloaks

Low flush W/C, pedestal wash hand basin, floor tiling

Lounge

15'3 x 11'9

Attractive cast iron fireplace, attractive surround, granite hearth

Kitchen

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, inlaid gas hob unit and oven, display units, stainless steel extractor fan, fridge and freezer, dishwasher.

Casual dining area, French doors with glazed side panels, tiled flooring

Utility Room

6'2 x 5'5

Built in units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, tiled flooring

First Floor

Landing

Clear air ventilation system, linen cupboard

Bedroom (1)

12'4 x 10'4

Ensuite Shower Room

Low flush W/C, shower unit with controlled shower, ceramic tiled flooring, extractor fan

Bedroom (2)

10'7 x 9'4

Bedroom (3)

9'3 x 8'6

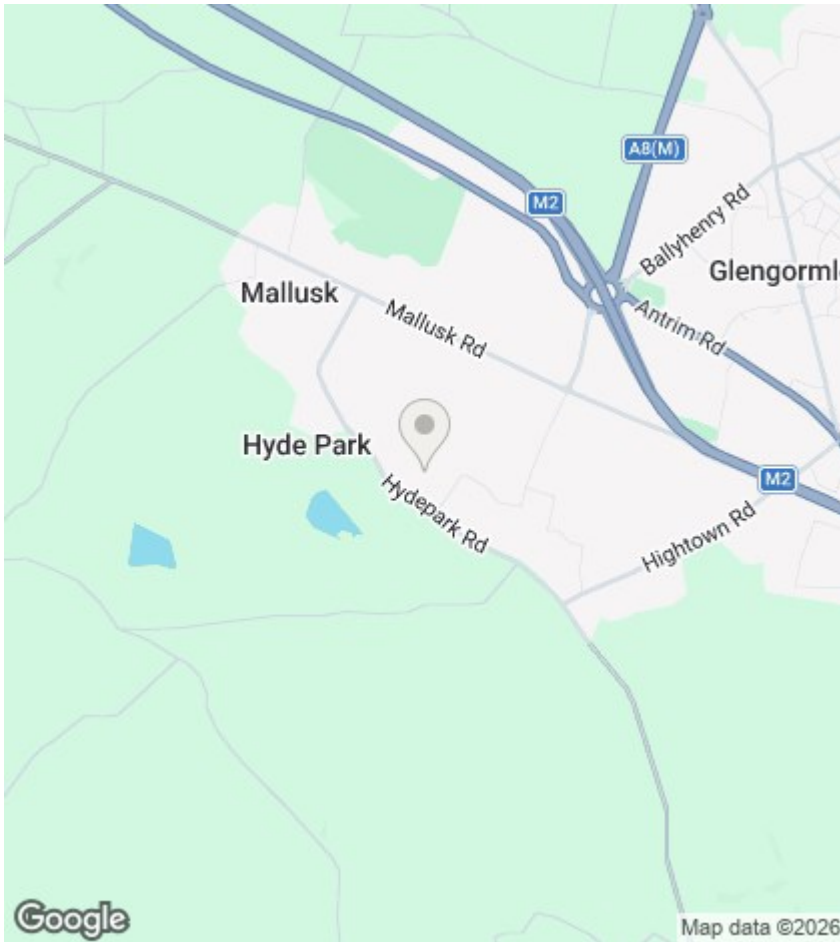
Bathroom

White suite panelled bath with mixer tap, low flush W/C, pedestal wash hand basin, ceramic tiled flooring, shower unit with mixer tap and controlled shower, tiling, ceramic tiled flooring

Outside

Front: paved area at front

Rear: in lawn, paved patio area, light and tap, two car parking spaces



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

