



26 Liscoole Park, Newtownabbey, BT36 6EL

Offers Over £219,950

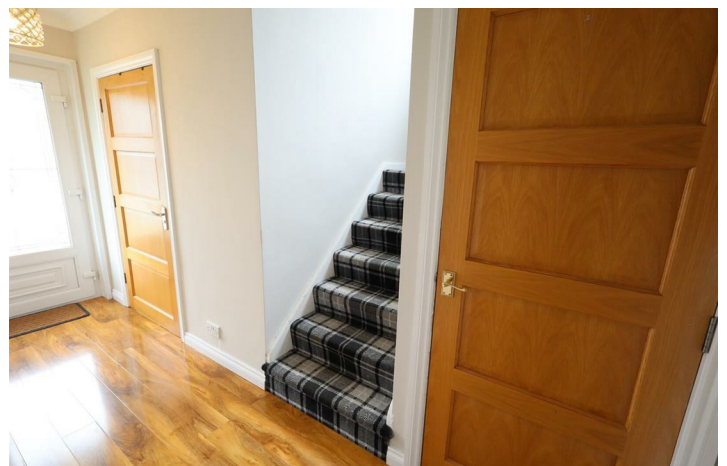
- Detached villa in highly popular and convenient location
- Lounge, open to dining room
- Modern shower room
- Double glazing in uPVC frames
- Detached garage/Solar panels (owned)
- 4 Bedrooms
- Kitchen
- Oil fired central heating (boiler 3 years old)
- Enclosed garden to rear/ driveway to front
- Located close to excellent schools, shops and public transport facilities

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This impressive detached villa is ideally positioned within a highly sought after and convenient residential area, offering excellent access to schools, shops and public transport facilities. Internally, the property provides generous family accommodation including four spacious bedrooms, a comfortable lounge opening into the dining room, and a well appointed kitchen suitable for modern living. The stylish shower room has been finished to a modern standard, while oil-fired central heating, supported by a boiler only three years old, provides efficient warmth throughout the home. Additional benefits include double glazing in uPVC frames, owned solar panels for improved energy efficiency, a detached garage and a private driveway. Outside, the enclosed rear garden offers an excellent space for relaxing or entertaining, making this an ideal family home in a desirable location.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Understairs storage, cornicing, polished wood flooring, uPVC front door

Lounge/ Dining Room

21'1 x 10'4

Polished wood flooring, cornicing, French doors to rear

Kitchen

10'1 x 7'0

Range of high and low level units, round edge worksurfaces, built in stainless steel oven, inlaid hob, stainless steel extractor hood, single drainer stainless steel sink unit, mixer taps, built in dishwasher, space for fridge, wall tiling, downlighters, uPVC side door

Modern shower Room

Walk in shower unit, electric shower, glazed shower screen, wall tiling, pedestal wash hand basin, low flush W/C, downlighters

First Floor

Landing

Access to roofspace with power and light

Bedroom (1)

10'5 x 8'4 (plus built in sliderobes)

Built in sliderobes, cornicing, polished wood flooring

Bedroom (2)

10'5 x 10'4

Polished wood flooring

Bedroom (3)

9'8 x 7'0

Polished wood flooring

Bedroom (4)

9'7 x 7'1

Polished wooden flooring

Outside

Front: In lawn, driveway with off road parking, pear tree

Side: Shed with electric and power

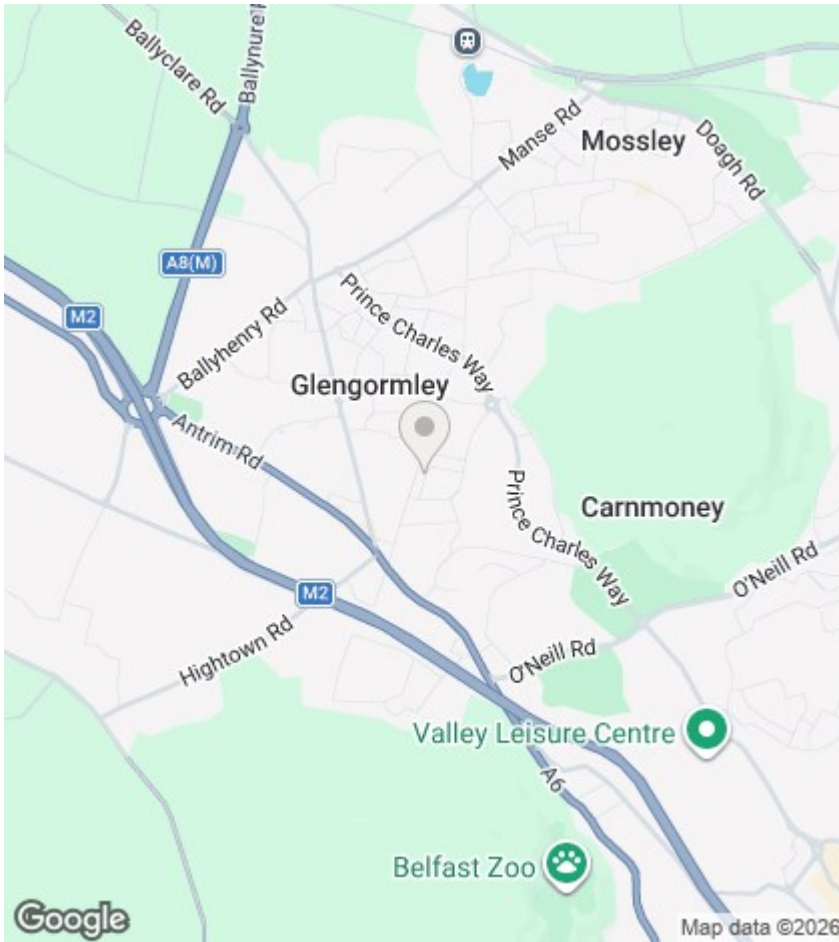
Rear: Paved patio area, in lawn, plants and shrubs, in stones, uPVC fascia and rainwater goods, uPVC oil storage tank

Detached Garage

23'1 x 10'11

French doors, laminate wood flooring, plumbed for

washing machine, electric and power, 3 year old oil fired boiler, downlighters
Solar panels (owner by property)



Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 	