



## 16 Osterley Park, Newtownabbey, BT36 6EW

Offers Over £214,950

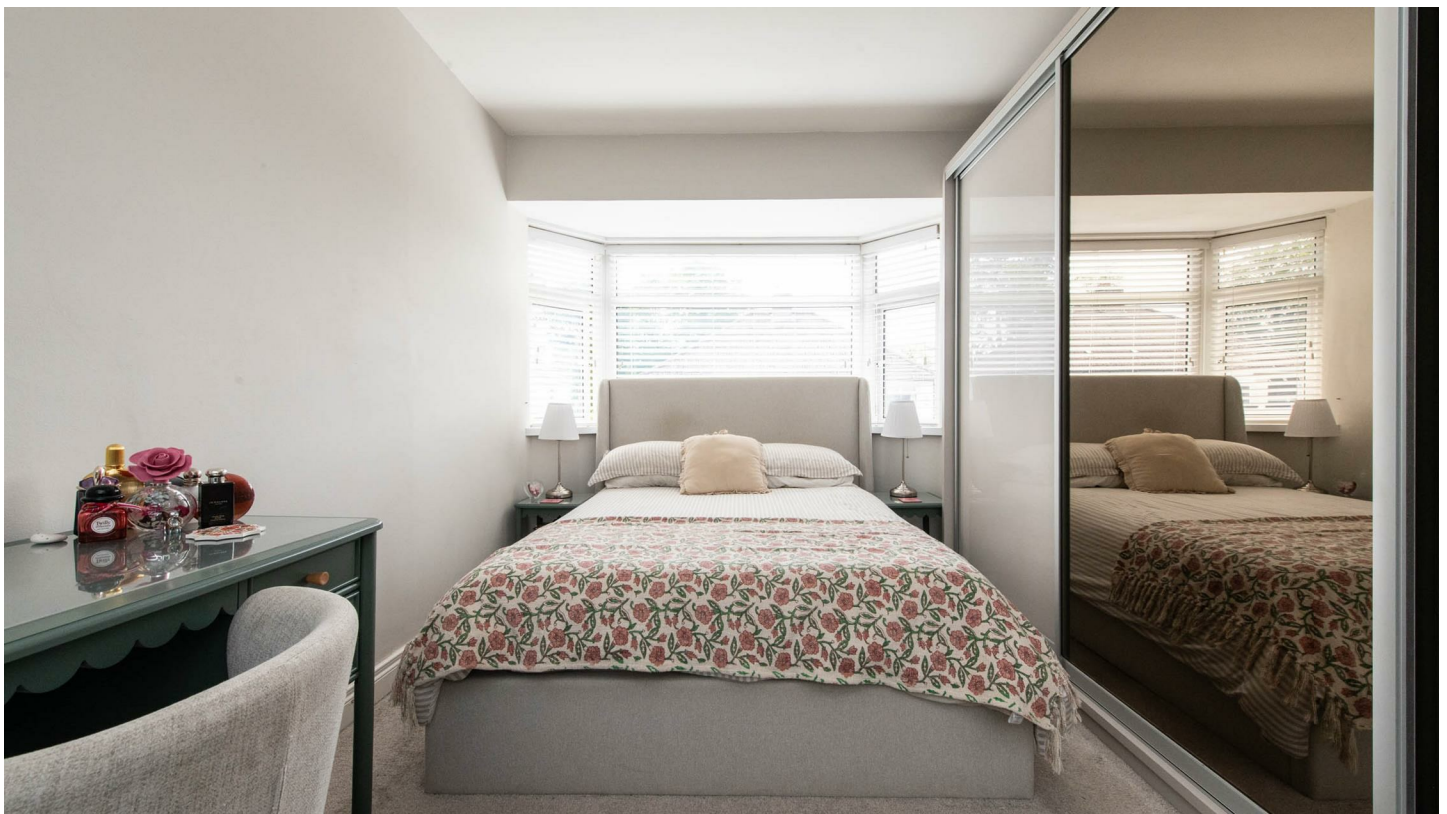
- Meticulously presented semi detached villa in highly popular and sought after location
- Lounge with feature fireplace
- Modern bathroom
- Gas fired central heating/Double glazing in uPVC frames
- Detached garage with power and light
- 3 Bedrooms
- Open plan modern shaker style kitchen/dining room
- Downstairs W/C
- uPVC fascia and rainwater goods
- Tarmacked driveway to front and side/Garden to rear

# 16 Osterley Park, Newtownabbey BT36 6EW

Meticulously presented semi detached villa situated in a highly popular and sought-after residential location, offering stylish and spacious accommodation throughout. The property comprises three well proportioned bedrooms, a bright and welcoming lounge featuring an attractive fireplace, and a modern shaker-style fitted kitchen which flows seamlessly into an open-plan dining area, ideal for family living and entertaining. A modern family bathroom and convenient downstairs W/C further enhance the accommodation. Externally, the home benefits from a detached garage, a tarmacked driveway providing ample off-street parking to the front and side and an enclosed rear garden perfect for outdoor enjoyment. Additional features include gas fired central heating and double glazing in uPVC frames throughout.



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hall

Ceramic tiled flooring, uPVC front door

### Downstairs W/C

Low flush W/C, pedestal wash hand basin, wall tiling, extractor fan, tiled flooring

### Lounge

15'9 x 11'10 (into bay)

Fireplace with tiled hearth, cornicing, laminate wood flooring

### Kitchen/ Dining Room

18'5 (largest point) x 12'9

Modern shaker style fitted kitchen, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, built in oven, inlaid hob, stainless steel extractor hood, space for fridge freezer, plumbed for washing machine, ceramic tiled flooring, downlighters, vertical radiator, French doors to rear

## First Floor

### Landing

Built in storage, hot press with gas boiler, access to roofspace

### Bedroom (1)

15'10 x 10'0 (including robes)

Built in sliderobes

### Bedroom (2)

12'11 x 10'0

Built in wardrobes

### Bedroom (3)

9'6 x 8'3

Laminate wood flooring

### Modern Bathroom

uPVC bath unit, controlled shower with rainwater effect shower head, glazed shower screen, floating vanity sink unit, wall tiling, ceramic tiled flooring, chrome heated towel rail, downlighters, touch mirror

### Outside

Front: Tarmacked driveway, in lawn

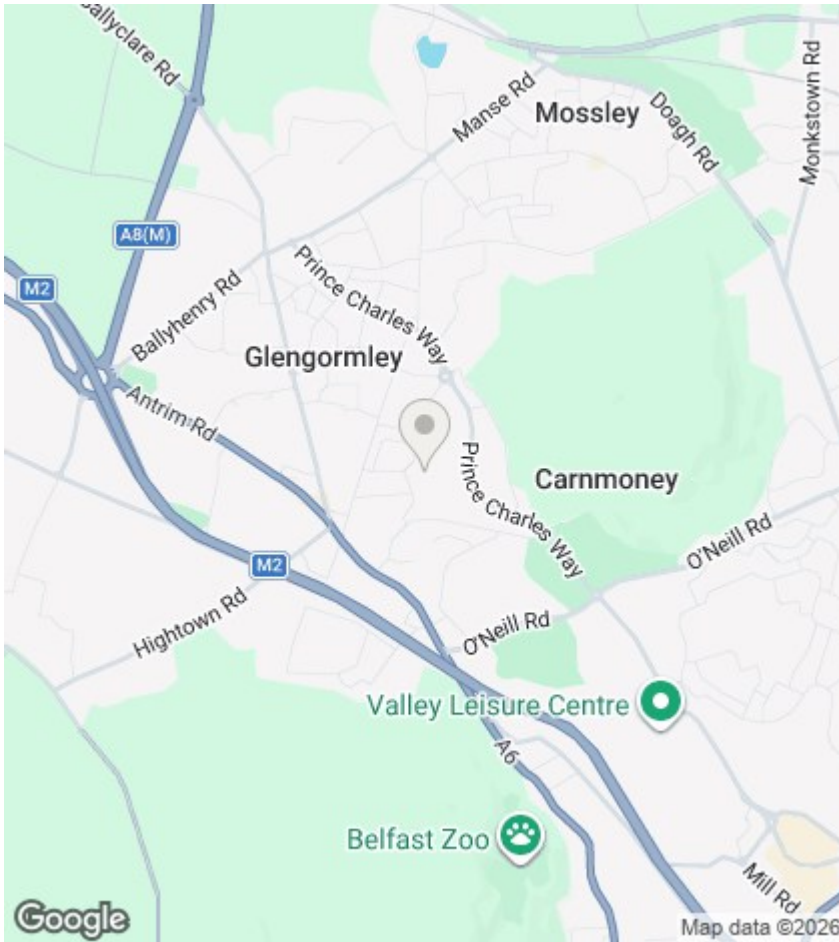
Side: Tarmacked driveway

Rear: Paved patio area, artificial grass, trees, plants and shrubs, uPVC fascia and rainwater goods, outside tap, outside light

### Detached Garage

17'2 x 9'6

Detached garage with power and light, downlighters, feature wall paneling, separate storage area with up and over door



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

