

# 20 Blackrock Lane, Newtownabbey, BT36 4AB



- *Attractive 'Georgian' Styled End Townhouse*
- *3 Bedrooms*
- *1+ Reception*
- *Spacious Contemporary Kitchen With Dining Aspect*
- *Highly Regared Award Winning Development*
- *Fitted Utility Room / Furnished Cloakroom*
- *Large Private Courtyard Styled Garden*
- *Modern Family Bathroom Suite*
- *Master Bedroom with Ensuite Showroom*
- *PVC Double Glazed Windows and Gas Central Heating*

**PRICE Offers Over £134,950**

*Positioned within the Award Winning Blackrock Development this spacious 'Georgian' styled End Townhouse will ideally suit the young professional / first time buyer searching for a home with low outgoings and a well planned living layout at a realistic price. With a high level of demand anticipated an early viewing is highly recommended.*

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Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

## 20 Blackrock Lane, Newtownabbey, BT36 4AB

### Ground Floor

Front door with into entrance hall with tiled floor.

### LOUNGE

14'0 x 12'3 (4.27m x 3.73m)

Attractive cast iron fireplace with polished granite heather and painted wooden surround.

Quality birch effect laminate style floor.

### OPEN PLAN SPACIOUS KITCHEN WITH DINING ASPECT

19'7 x 9'4 (5.97m x 2.84m)

Equipped with a comprehensive range of high and low level walnut effect modern shaker style fitted units with contrasting work surfaces. A range of integrated appliances including fridge / freezer, dishwasher, under oven with 4 ring gas hob and over head extractor fan housed in stainless steel canopy. Single drainer stainless steel unit with mixer tap. Complimentary wall tiling and tiled floor. Twin PVC double glazed doors to patio and garden area.

### UTILITY ROOM

8'0 x 6'6 (2.44m x 1.98m)

Fitted with a low level range of matching shaker units. Single drainer sink unit. Plumbed for washing machine. Part tiled walls and tiled floor.

### Furnished Cloakroom

Button flush w.c. Semi pedestal wash hand basin. Tiled floor

### First Floor

#### BEDROOM 1

12'7 x 9'7 (3.84m x 2.92m)

#### MODERN ENSUITE

comprising semi pedestal wash hand basin. Low flush w.c. Step in shower enclosure.

#### BEDROOM 2

11'7 x 9'0 (3.53m x 2.74m)

#### BEDROOM 3

7'0 x 6'10 (2.13m x 2.08m)

#### MODERN WHITE BATHROOM SUITE

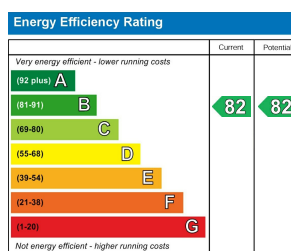
comprising paneled bath with fixed shower screen. Semi pedestal wash hand basin with feature tiled accent panel. Button flush w.c. Polished porcelain tiled floor with part tiled walls.

### Outside

Neat well maintained walled garden to front.

Private large enclosed courtyard style garden to rear fully paved for easy maintenance, screened by perimeter wall.

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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