

# 61 Alderley Place, Newtownabbey, BT36 7SJ



- *Modern Spacious Townhouse*
- *4 Bedrooms*
- *Open Plan Lounge*
- *Contemporary Ash Effect Kitchen*
- *Deluxe White Bathroom Suite*
- *Ground Floor Furnished Cloakroom*
- *Private Enclosed Rear Courtyard*
- *Allocated Parking in Rear Courtyard*
- *PVC Double Glazing / Gas Central Heating*
- *Alarm System*

**PRICE Offers Around £139,950**

*This modern 4 Bedroom Townhouse is positioned on a private site within a popular Mews style Development with demand high in this location an early viewing is recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

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

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

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## Ground Floor

Front door into Entrance Hall. Light oak effect laminate wood flooring.

### OPEN PLAN LOUNGE 14'4 x 10'2

Dual window aspect. Semi-solid wood flooring. Contemporary gas fire.

### MODERN ASH EFFECT FITTED KITCHEN 14'4 x 9'1

Equipped with a comprehensive range of high and low level ash effect fitted units. Integrated oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy. Stainless steel single drainer sink unit with mixer tap. Integrated fridge/freezer. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls. Tiled floor.

### FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with tiled splashback. Low flush WC. Tiled floor.

## First Floor

### BEDROOM 1 13'8 x 11'0

Dual window aspect. White washed effect laminate wood flooring. Recessed spotlights.

### BEDROOM 2 9'5 x 7'10

White washed effect laminate wood flooring. Recessed spotlights.

### BEDROOM 3 13'4 x 8'0

White washed effect laminate wood flooring. Walk-in wardrobe. Recessed spotlights.

### BEDROOM 4 6'4 x 6'0

Presently used as Dressing Room. Recessed spotlights.

### DELUXE WHITE BATHROOM SUITE

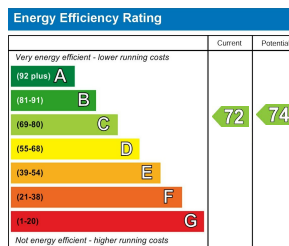
Comprising panelled bath with thermostatically controlled shower unit over and folding screen door. Pedestal wash hand basin. Low flush WC. Part tiled walls. Tiled floor.

## Outside

Neat garden to front. Allocated parking to rear. Courtyard style private enclosed garden to rear hard landscaped for easy maintenance.

### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



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