

11 Mill Church Manor, Newtownabbey, BT36 6HB



- Immaculately Presented Mid-Townhouse
- Three Well Proportioned Bedrooms; Master En-Suite
- Spacious Lounge With Gas Fire
- Kitchen With Informal Dining Area
- Family Bathroom
- Gas Fired Central Heating; PVC Double Glazing
- South Facing Rear Garden
- Allocated Parking To Front
- Sought After Development

PRICE Offers Over £144,950

This immaculately presented mid-townhouse is located in the ever popular Mill Church Manor Development, Newtownabbey. Situated in a quiet residential cul-de-sac within close proximity to local amenities including shops, cafes, primary schools, leisure facilities and local transport networks this property is ideally suited for the first time buyer or young family.

Internally the property comprises an entrance hall, spacious lounge, kitchen with informal dining area, three well proportioned bedrooms with master en-suite and a family bathroom.

Externally the property benefits from allocated parking to the front and a low maintenance south facing garden to the rear.

Early viewing is highly recommended to avoid disappointment.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC front door with fan light over. Tiled floor. Access to under stair storage. Stairwell to first floor. Intercom system.

LOUNGE 16'5" x 12'9"

Solid wood flooring. Focal point gas fire with timber surround and slate hearth. Hardwood double doors to kitchen with informal dining area.



KITCHEN WITH INFORMAL DINING 19'0" x 11'7"

Modern fitted kitchen with high and low storage units and contrasting melamine work surfaces. Integrated fridge freezer, washing machine, dish washer, 4 ring gas hob with extractor canopy over and eye level oven. Stainless steel 1.5 bowl sink unit. Stainless steel splash back to hob. PVC double glazed french doors to rear garden. Tiled floor.



FIRST FLOOR

LANDING

Access to shelved store and hot press.

MASTER BEDROOM 12'4" x 11'11"

Wooden floor laminate covering.

EN SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin and WC. Tiled walls to shower and tiled splash back. Wood laminate floor covering.



BEDROOM 2 12'3" x 11'0"

Wood laminate floor covering.



BEDROOM 3 8'5" x 7'8"

Wooden laminate floor covering.



FAMILY BATHROOM

Modern fitted 3 piece suite comprising panelled bath, pedestal wash hand basin and WC. Tiled splash back to bath and wash hand basin. Wood laminate floor covering.



EXTERNAL


Allocated parking (Two bays).

Low maintenance secluded, south facing rear garden finished in brick pavior.

Timber garden shed.

PVC fascia, soffits and rainwater goods.

Outside tap and light.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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



T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

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