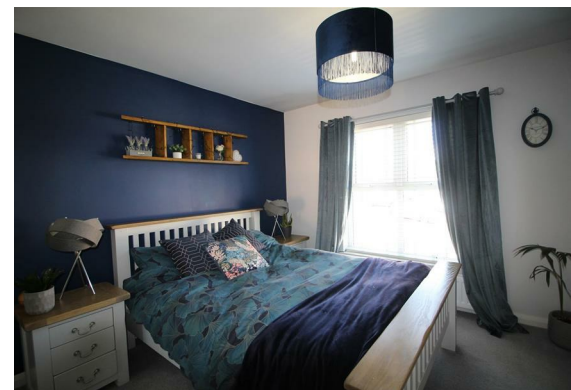


9 Foxton Park, Newtownabbey, BT36 5QG



- **Modern Semi-Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Contemporary Kitchen With Living / Dining Aspect**
- **Deluxe Modern Family Bathroom**
- **Master Bedroom with En Suite Shower Room**
- **PVC Double Glazing / Gas Central Heating**
- **Highly Regarded Development**
- **Private Well-Maintained Garden To Rear**

PRICE Offers Around £184,950

Located in one of Newtownabbey's most popular, highly regarded developments. This well-maintained modern semi-detached enjoys a high internal specification and will ideally suit the purchaser searching for a property within an enviable location at a realistic price. Early viewing is recommended is advised to avoid disappointment.

>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

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

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

ACCOMMODATION

GROUND FLOOR

Front Door into:

SPACIOUS ENTRANCE HALL

Tiled floor.

DOWNSTAIRS W.C

Semi pedestal wash hand basin with mono block tap and button flush w.c. Tiled floor.

LOUNGE 13'9" x 12'3"

At widest points. Quality Grey Coloured Laminate strip flooring. Dual Window Aspect.

MODERN HIGH GLOSS KITCHEN WITH DINING ASPECT 16'9" x 10'0"

Equipped with a comprehensive range of modern gloss high and low level fitted units with complimentary work surfaces. Stainless steel single drainer sink unit with mixer tap. Integrated appliances including fridge freezer, dishwasher, 4 ring gas hob with under oven and stainless steel extractor fan housed in stainless steel canopy with matching splash-back. PVC double glazed French doors to rear. Tiled Floor

UTILITY ROOM 7'3" x 7'0"

At widest points. Tiled floor. Plumbed for washing machine and tumble dryer.

FIRST FLOOR

MASTER BEDROOM 12'4" x 11'7"

At widest points. Fitted with a range of modern wall to wall sliderobes with mirrored center.

LUXURIOUS EN SUITE

Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap and walk in shower enclosure. Complementary wall tiling. Tiled floor. Towel radiator.

BEDROOM 2 12'8" x 8'10"

At widest points.

BEDROOM 3 10'1" x 7'5"

DELUXE FAMILY BATHROOM SUITE

Comprising panelled bath with shower attachment over, button flush w.c. and semi pedestal wash hand basin with monobloc tap. Tiled flooring. Complementary wall tiling.

OUTSIDE

Neat garden to front.

Extensive driveway suitable for a range of vehicles.

Large private enclosed garden to rear laid in lawn and screened by perimeter fence.

Part paved patio area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	

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

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

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All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

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