

## 97 Alderley Place, Newtownabbey, BT36 7SJ



- Modern Semi Detached
- 3 Bedrooms
- 1 Reception Room
- Highly Popular Development
- Beech Effect Fitted Kitchen
- Deluxe White Bathroom Suite
- PVC Double Glazed Windows/ Gas Central Heating
- Private Enclosed Garden With Cabin/ Home Office
- Driveway To Side
- Furnished Cloakroom

**PRICE Offers Over £144,950**

*Positioned within a highly popular modern development. This 3 bedroom semi detached will ideally suit the first time buyer searching for a home with a well presented living layout at a realistic price. Externally there is a private enclosed garden with a cabin perfect for home office/ study or den. An early viewing is highly recommended.*

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

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

Ballyclare  
51 Main Street  
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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:-

#### ENTRANCE PORCH

Entrance door into:-

#### LOUNGE 14'8" x 13'1"

At max. Laminate flooring. Dual window aspect. Understairs storage cupboard. Low voltage lighting.

#### FURNISHED CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin. Tiled flooring.

#### DELUXE MODERN KITCHEN 10'2" x 10'9"

Equipped with a range of high and low level fitted beech effect units. Single drainer stainless steel sink unit. Integrated oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy. Integrated fridge freezer, dishwasher and washing machine. Tiled floor. Low voltage lighting.

### FIRST FLOOR

#### BEDROOM 1 10'4" x 6'9"

Built in wardrobe. Low voltage lighting.

#### BEDROOM 2 10'5" x 7'1"

Low voltage lighting.

#### BEDROOM 3 9'10" x 7'10"

Low voltage lighting.

#### DELUXE MODERN BATHROOM

Comprising button flush w.c, pedestal wash hand basin and 'P' shaped panelled bath. Fixed curved shower screen. Tiled floor. Complementary wall tiling.

#### SPACIOUS LANDING

With storage cupboard.

### OUTSIDE

Neat garden to front in lawn.

Driveway to side with covered car port.

Private enclosed garden to rear screened by perimeter fence. Laid in neat lawn. Part paved patio plus timber deck area.

#### CABIN 8'2" x 9'6"

Quality hardwood flooring. Power and light. Sliding double glazed patio doors.

Perfect for home office/ den.

#### ATTACHED STORE 6'9" x 6'9"

Approximately.

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

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