

## **22 Beverley Gardens, Newtownabbey, BT36 6NX**



- Extended Semi Detached
- 3 Bedrooms
- 2 Reception Rooms
- Highly Regarded Established Location
- Excellent First Time Buy
- Modern Shaker Kitchen/ Dining
- Modern White Bathroom Suite
- Detached Garage With Extensive Parking Facility
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Private Enclosed Gardens To Rear

**PRICE Offers Over £154,950**

*Positioned within a highly regarded established location close to schools, shops and public transport. This extended semi detached will ideally suit the purchaser searching for a home with a well planned living layout at a realistic price.*

**>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:-

#### ENTRANCE HALL

Quality walnut effect laminate flooring extending into:-

#### LOUNGE 14'1" x 11'10"

Open plan layout to:-

#### OPEN PLAN SHAKER KITCHEN/ DINING AREA 17'6" x 10'9"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Single drainer sink unit. Integrated oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy. PVC double glazed door to garden.

#### FAMILY ROOM 13'0" x 8'9"

Walnut effect laminate flooring.

### FIRST FLOOR

#### BEDROOM 1 11'2" x 10'0"

#### BEDROOM 2 9'9" x 9'6"

#### BEDROOM 3 8'8" x 7'6"

#### MODERN WHITE BATHROOM SUITE

Comprising 'P' shaped bath with curved shower screen, pedestal wash hand basin and low flush w.c. PVC panelled ceiling.


### OUTSIDE

Neat garden to front in lawn.

Driveway with ample parking to front and side.

### DETACHED GARAGE

Private enclosed garden to rear screened by perimeter fence with paved walkways.

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

### IMPORTANT NOTE TO ALL PURCHASERS:

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

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