



16 Aylesbury Avenue, Newtownabbey, BT36 7XY

- Own Door, Ground Floor Apartment
- Open Plan Kitchen Through Living / Dining Area
- Bathroom With White Suite
- Allocated Parking Space; Communal Parking Area
- Convenient Location; Immaculately Presented
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private Garden To Rear
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £114,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood double glazed front door. Wood laminate floor covering.

#### OPEN PLAN KITCHEN THROUGH LIVING / DINING ARE bay

Bay window to front elevation. Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Stainless steel splash back and upstands to walls. Tiled floor to kitchen area. Wood laminate floor covering to living/dining area.





### **BEDROOM 1 13'8" x 9'11"**

Built in store with gas fired central heating boiler. Wood laminate floor covering.

### **BEDROOM 2 12'8" x 8'9"**

Wood laminate floor covering.

### **BATHROOM**

White three piece suite comprising panelled bath/shower, pedestal wash hand basin and WC. Thermostat controlled mains shower and curved shower screen over bath/shower. Part tiling to walls. Tiled floor.

### **EXTERNAL**

Private garden to rear finished in lawn and paved patio area. Entrance porch with external lighting. Allocated parking space. Communal guest parking.

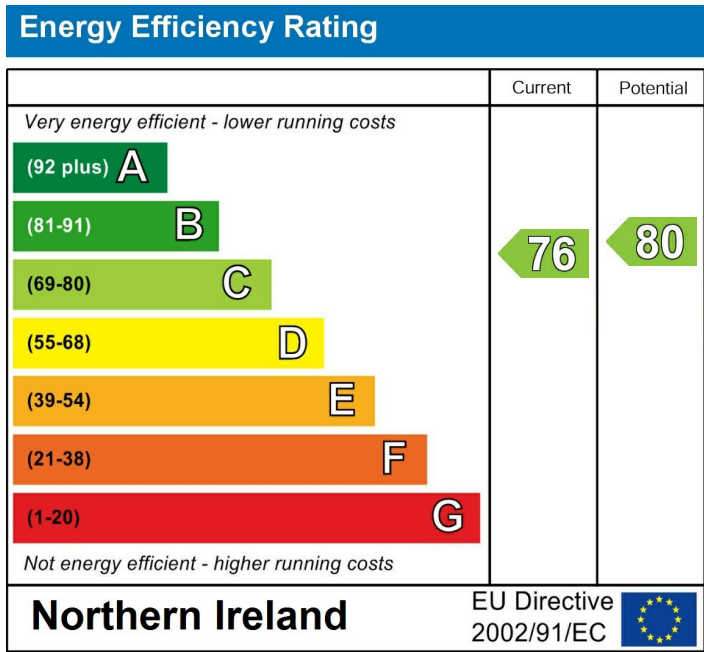
### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





*Immaculately presented, two bedroom, own door, ground floor apartment with allocated parking space and private garden to rear, conveniently located within the popular Aylesbury development, Newtownabbey, in close proximity to local amenities, public transport routes and main commuter networks. The property comprises private entrance hall, open plan kitchen through living / dining area with bay window to front elevation and modern fitted kitchen, two well proportioned bedrooms, and bathroom with white three piece suite. Externally the property enjoys allocated parking space, communal guest parking, and private garden to rear finished in lawn and paved patio area. Other attributes include gas fired central heating, PVC double glazing, and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.*



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements




Awards








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