

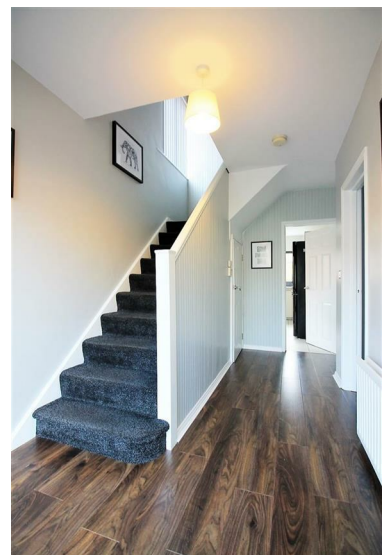


22 Twinburn Road, Newtownabbey, BT37 0EL

- Semi Detached Villa
- 4 Bed; 1 Rec / 3 Bed; 2 Rec
- Bathroom With White Suite
- Generous Sized Private Driveway
- Rear Garden
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £164,950

EPC Rating D





22 Twinburn Road, Newtownabbey, BT37 0EL



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with twin side panels. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

#### LOUNGE THROUGH DINING ROOM widest points

Open fire in cast iron fireplace with slate tiled hearth. PVC double glazed French doors to rear garden.

#### FAMILY ROOM / BEDROOM 4 11'4" x 11'1"



## **KITCHEN WITH INFORMAL DINING AREA 13'6" x 8'0"**

Modern fitted kitchen with range of high and low level storage units in high gloss door and contrasting melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Cooker point with retractable extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Fitted breakfast bar unit. PVC double glazed external door.

## **FIRST FLOOR**

### **LANDING**

Access to partially floored roof space with light via slingsby style ladder.

### **BEDROOM 1 11'5" x 10'10"**

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

### **BEDROOM 3 widest points**

Built in storage.

### **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Power shower and glass shower screen over bath. Access to shelved store with gas fired central heating boiler. Fully tiled walls with panelling over bath. Chrome towel radiator.

### **EXTERNAL**

Double gates leading to generous sized private driveway area finished in tarmac.

Rear garden finished in lawn and paved patio area.

PVC soffits, fascia and rainwater goods.

External lighting.

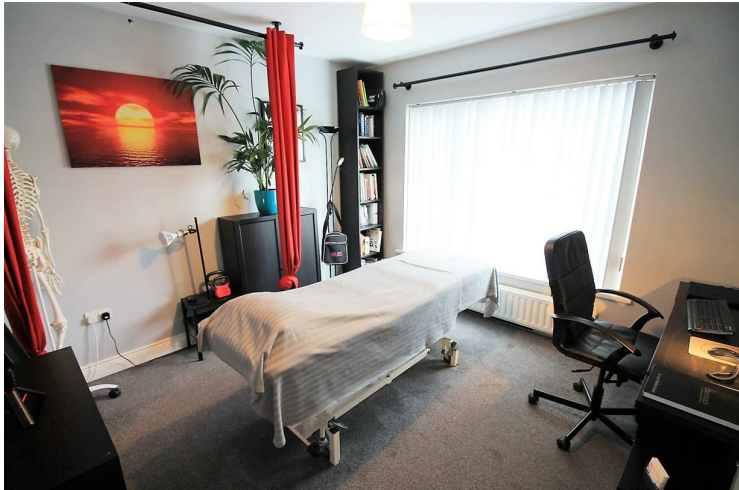
Outside tap.

## **MATCHING DETACHED GARAGE 20'9" x 11'8"**

Up and over door, separate service door to garden, power and light.

## **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 semi detached villa with matching detached garage, occupying a prime site within the popular Twinburn area of Newtownabbey. Offering adaptable accommodation, the property comprises entrance hall, lounge through dining room with open fire, family room/bedroom four, modern fitted kitchen with informal dining area, three well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, matching detached garage, and rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating, PVC double glazing and fully electrical rewire in 2014. Early viewing is highly recommended to avoid disappointment.**



### 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>	68	71
(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	

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

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