



69 Alderley Place, Newtownabbey, BT36 7SJ

- Mid Town House
- Lounge; Contemporary Gas Fire
- Bathroom With Three Piece Suite
- Furnished Cloakroom
- Convenient Location
- Four Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £149,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE widest points

Twin windows to front elevation. Contemporary, glass fronted gas fire. Wood laminate floor covering. Open arch leading to:





## **KITCHEN WITH INFORMAL DINING AREA**

### **widest points**

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with stainless steel extractor hood over. Integrated oven, fridge freezer, washing machine and dishwasher. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor. Hardwood double glazed door to rear garden.

## **FURNISHED CLOAKROOM**

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to store and roof space. Wood laminate floor covering.

### **BEDROOM 1 13'7" x 11'4"**

Twin windows to front elevation.

### **BEDROOM 2 13'7" x 8'2"**

Built in wardrobe/store.

### **BEDROOM 3 9'7" x 8'1"**

Wood laminate floor covering.

### **BEDROOM 4 6'4" x 6'1"**

### **BATHROOM**

White three piece suite comprising panelled bath/shower, pedestal wash hand basin and WC. Thermostat controlled mains shower unit and curved glass shower screen over bath/shower. Splash back tiling to walls.

### **EXTERNAL**

Low maintenance front garden finished in paving and decorative stone.

External lighting.

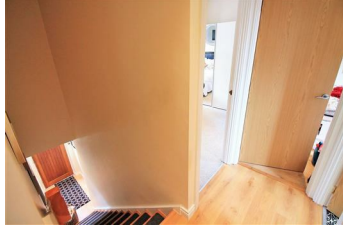
Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

## **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, four bedroom, mid town house property with fully enclosed rear garden, conveniently located within the popular Alderley development, Mallusk, Newtownabbey. The property comprises entrance hall, lounge with contemporary, glass fronted gas fire, modern fitted kitchen with informal dining area, furnished cloakroom, four well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys low maintenance front garden finished in paving and decorative stone, and fully enclosed rear garden 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.**



## 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	

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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