

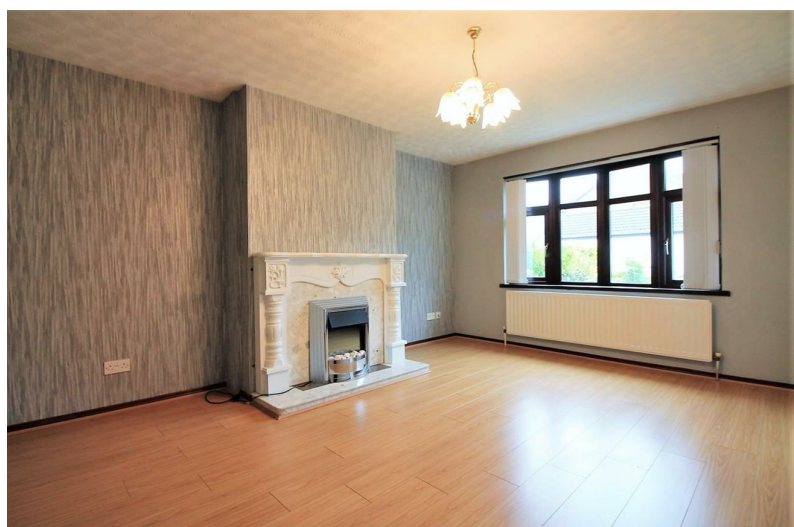


22 Whitewell Mews, Newtownabbey, BT36 7EG

- Semi Detached Villa
- Lounge; Open Fire
- Deluxe Fully Tiled Shower Room
- Private Driveway Area
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Gardens Front And Rear
- Ideal First Time Buy

Offers Over £164,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'2" x 11'8"

Bow bay window to front elevation. Open fire in marble fireplace, matching hearth and carved timber surround. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 18'3" x 11'5"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. Splash back tiling to walls. Tiled floor to kitchen area, with wood laminate floor covering to dining area. Hardwood double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 13'3" x 10'1"

BEDROOM 2 13'5" x 10'0"

BEDROOM 3 8'11" x 7'10" (wps)

Built in wardrobe/store.

DELUXE FULLY TILED SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

EXTERNAL

Front garden finished in lawn and range of shrubs.

Private driveway area finished in tarmac.

Entrance porch.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in decorative stone and range of shrubs.

Oil fired central heating boiler.

PVC oil storage tank.

External lighting.

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, three bedroom, semi detached villa with private driveway and gardens front and rear, conveniently located within a cul de sac development situated off the Whitewell Road, Newtownabbey. The property comprises entrance hall, lounge with open fire, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe, fully tiled shower room with white three piece suite. Externally the property enjoys private driveway area finished in tarmac, front garden finished in lawn and range of shrubs, and fully enclosed rear garden finished in decorative stone and range of shrubs. Other attributes include oil fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 69 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | 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 and 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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