

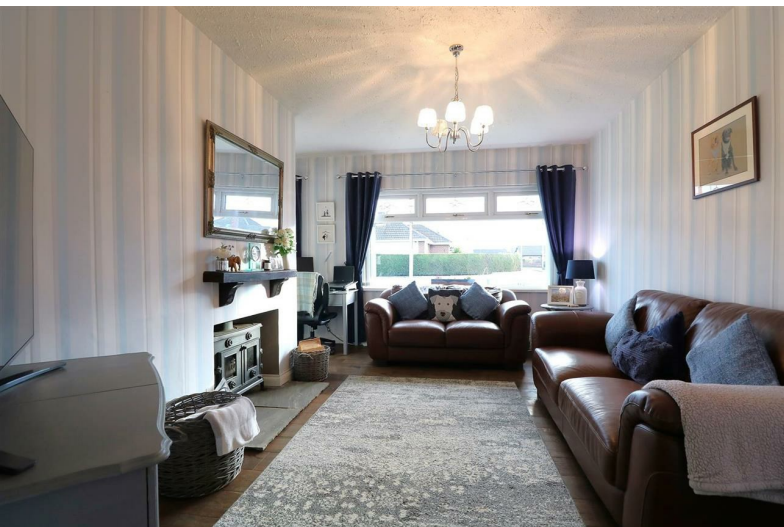


43 Woodford Park, Newtownabbey, BT36 6TJ

- Detached Bungalow
- Lounge Open To Dining Room
- Deluxe Fully Tiled Bathroom
- Private Driveway; Matching Detached Garage
- Entertainment Area With Timber Bar
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Gardens Front And Rear
- Convenient Location; Immaculately Presented

Offers Over £184,950

EPC Rating



43 Woodford Park, Newtownabbey, BT36 6TJ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, PVC, double glazed front door with matching double glazed side screen. Quality wood laminate floor covering. Built in store. Access to roof space.

LOUNGE 15'4" x 10'3"

Cast iron, double sided wood burning stove set on slate tile hearth with floating mantle over. Quality wood laminate floor covering. Picture window to front elevation. Open into:

DINING ROOM 10'5" x 8'11"

Cast iron, double sided wood burning stove set on slate tile hearth with floating mantle over. Quality wood laminate floor covering. Picture window to front elevation.



KITCHEN 10'0" x 9'11"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Matching breakfast bar bench. Stainless steel sink unit with draining bay. Space for cooker with extractor canopy over. Space for fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Herringbone style, wood strip effect tiled flooring. PVC double glazed door to driveway.

BEDROOM 1 14'0" x 10'0"

Quality wood laminate floor covering. PVC double glazed French doors with matching double glazed side screens leading to rear garden. Feature timber wall panelling.

BEDROOM 2 12'4" x 10'0"

Picture window to rear elevation. Quality wood laminate floor covering.

BEDROOM 3 10'1" x 6'7"

Quality wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

Contemporary, white three piece suite comprising tile encased bath, vanity unit and WC. Thermostat controlled shower unit, drench shower head, mixer tap with separate shower attachment, and glass shower screen over bath. Heated towel radiator. Access to built in store with gas fired central heating boiler.

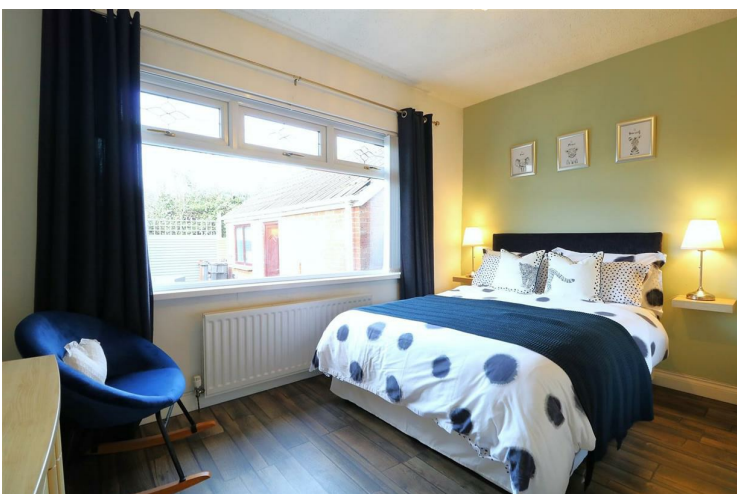
EXTERNAL

Front garden finished mainly in lawn.
 Generous sized, paved private driveway.
 PVC fascia, soffits and rainwater goods.
 Fully enclosed rear garden finished in lawn, paved patio, and separate, covered, paved patio entertainment area encompassing timber bar.
 External power points.
 External lighting.

MATCHING DETACHED GARAGE 19'4" x 9'6"

Currently partitioned into front store and home office to rear. PVC coated roller shutter door to front. Light. Access to partially floored roof space. Access into insulated office area with PVC service door leading to rear garden, light and power.

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 / two reception, detached bungalow with matching detached garage (currently utilised as office room and store), occupying a prime site within the well sought after Woodford area of Carnmoney, Newtownabbey. The property comprises entrance hall, lounge with double sided wood burning stove, open through to dining room, modern fitted kitchen, three well proportioned bedrooms, and deluxe, fully tiled bathroom with contemporary three piece suite. Externally the property enjoys generous sized, paved private driveway, matching detached garage (currently partitioned into office room and store), front garden finished mainly in lawn, and fully enclosed rear garden finished in lawn, paved patio, and separate, covered, paved patio entertainment area encompassing timber bar. Other attributes include gas fired central heating, PVC double glazing and convenient location. 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 | | |
| (55-68) D | | |
| (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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