



45 Alderley Place, Newtownabbey, BT36 7SJ

- Semi Detached Home
- Lounge With Gas Fire
- Bathroom & En Suite Shower Room
- PVC Double Glazing
- Gardens Front and Rear
- Four Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Fired Central Heating
- Private Driveway; Integral Garage
- Convenient Location

Offers Over £164,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 12'11" x 11'5"

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

KITCHEN WITH INFORMAL DINING AREA 19'7" x 7'9" (wps)

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



UTILITY STORE

Plumbed for automatic washing machine.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.
Access to shelved store.

PRINCIPAL BEDROOM 16'1" x 11'6" (wps)

Built in wardrobe/store. Twin windows to front elevation. Wood laminate floor covering.

EN SUITE SHOWER ROOM

White three piece suite comprising tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Tiled floor.

BEDROOM 2 12'6" x 7'9"

Twin windows to rear elevation. Wood laminate floor covering.

BEDROOM 3 12'10" x 10'6" (wps)

Wood laminate floor covering.

BEDROOM 4 10'1" x 7'3"

Wood laminate floor covering.

FAMILY BATHROOM

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

EXTERNAL

Private driveway finished in tarmac.

Front garden finished in lawn.

Tiled entrance canopy.

External lighting.

Fully enclosed rear garden finished in artificial grass and paved patio area.

Outside tap.

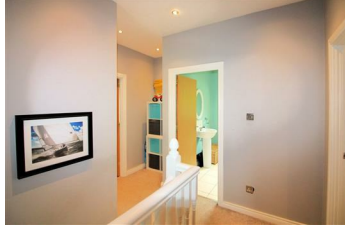
INTEGRAL GARAGE 19'6" x 9'8"

PVC coated roller shutter door. Power and light. Open to rear garden.

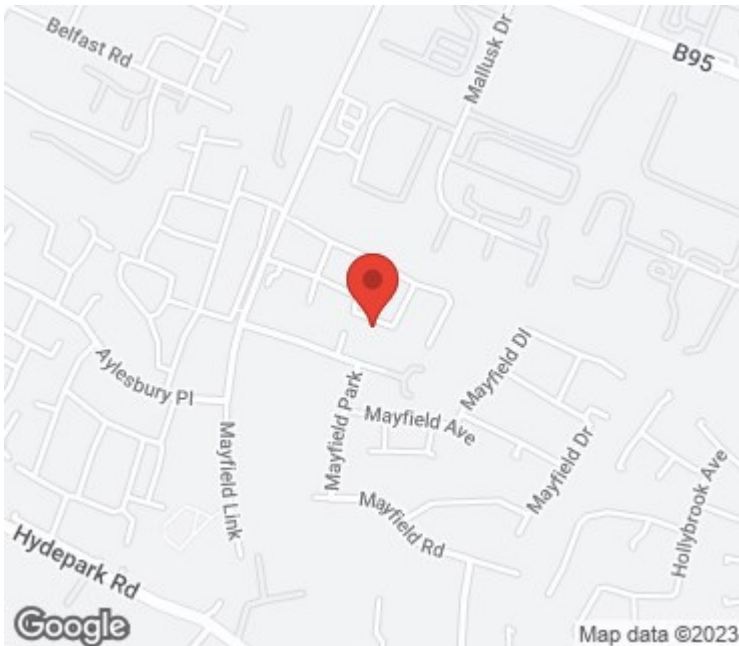
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Well presented, four bedroom, semi detached home with integral garage, located within the popular Alderley development, Mallusk, Newtownabbey. The property comprises entrance hall, lounge with contemporary gas fire, kitchen with informal dining area, utility store, four well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and family bathroom with white three piece suite. Externally the property enjoys private driveway, integral garage and gardens front and rear. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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