

10 Downhill Avenue, Newtownabbey, BT36 6TU



- **Impressive Detached Family Home**
- **3 Bedrooms**
- **1+ Receptions**
- **Luxury Shaker Style Fitted Kitchen**
- **Modern Ensuite Shower Room**
- **Cul-De-Sac position**
- **PVC Double Glazing/Gas Central Heating**
- **Beautifully Presented Throughout**
- **Highly Sought After, Convenient Location**
- **Modern Furnished Cloakroom**

PRICE Offers Over £214,950

Situated within a popular established location this impressive detached family home enjoys a well planned living layout comprising 3 bedrooms, 1+ receptions, open plan living / kitchen / dining, modern downstairs cloakroom. Luxury en suite shower room and first floor bathroom. Perfect for the young family or someone downsizing. An early viewing is highly recommended.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC front door with double glazed inset and matching side screens into:

SPACIOUS WELL PRESENTED ENTRANCE HALL

Tiled floor

FURNISHED CLOAKROOM 5'0" x 3'3"

Comprising button flush w.c, pedestal wash hand basin with mono bloc tap and tiled splashback. Tiled floor

LOUNGE 16'7" x 11'11"

Attractive modern granite fireplace with matching hearth and wooden surround with gas fire. Picture style window

LUXURY OPEN PLAN LIVING/KITCHEN/DINING 22'6"x13'3"

Fitted shaker style kitchen equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces. 1 1/2 bowl single drainer stainless steel sink unit with swan neck tap. Space for free standing range style cooker, stainless steel splashback and overhead extractor fan housed in stainless steel canopy. Integrated dishwasher, space for free standing American style fridge / freezer. Tiled floor, part tiled walls. PVC double glazed sliding door to rear gardens.

UTILITY 6'11" x 6'5"

Single drainer stainless steel sink unit. Plumbed for washing machine, space for tumble dryer. Tiled floor. Double glazed door to side.

FIRST FLOOR

Shelved hot press and access to roof space

BEDROOM 1 13'0" x 11'10"

At widest points

LUXURY EN SUITE SHOWER ROOM

Comprising button flush w.c, pedestal wash hand basin with mono bloc tap. Fully tiled shower enclosure with electric shower unit. Part tiled walls. Tiled floor

BEDROOM 2 13'1" x 10'7"

At widest points. Velux window

BEDROOM 3 13'1" x 11'6"

Presently used as crafts room. Built in sliderobe

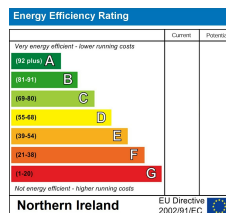
MODERN BATHROOM 8'9" x 6'6"

Comprising button flush w.c, pedestal wash hand basin with mono bloc tap. Panelled bath with mono bloc tap. Built in storage cupboard. Velux window, part tiled walls and tiled floor

OUTSIDE

Neat well maintained garden to front laid in lawn. Private driveway to side with ample parking for a variety of vehicles leading to detached garage.

Neat well maintained garden to rear laid in part lawn screened by perimeter fence with part paved patio area.



IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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