

105 Alderley Place,  
Newtownabbey, County Antrim,  
BT36 7SJ

**Asking Price: £149,950**

 **Reeds Rains**

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Asking Price: £149,950

EPC Rating: D

Viewing Strictly By Appointment!

### Description

We are delighted to present for sale this immaculate townhouse located in the ever popular Alderley area of Newtownabbey. This stone finished property comprises lounge and stunning kitchen with dinette. The internal accommodation also offers downstairs WC, three bedrooms and modern shower suite. Further features and benefits include gas heating, double glazing, off street parking and private rear garden. Early viewing is recommended to avoid disappointment!

### Entrance Hall

Mosaic tiled flooring.

### Lounge

14'5" x 13' (4.4m x 3.96m)

Bright and spacious lounge complete with gas fire and laminate flooring. Large understair storage cupboard. Spotlights.

### Kitchen With Dining Space

11' x 9'8" (3.35m x 2.95m)

Range of two tone coloured units with matching worktop surfaces. Stainless steel drainer unit and sink with mixer tap. Built in electric oven and touch point hob with matching black canopy extractor fan overhead. Plumbed for kitchen appliances. Tiled splashback and tiled flooring. Housing for gas boiler. Recessed spotlights. Upvc door access to rear garden.

### Downstairs WC

Low flush WC. Wash hand basin with vanity unit tiled splashback. Mosaic tiled floor. Low voltage spotlights. Bespoke heated towel rail.

### Stairs To First Floor Landing

Low voltage spotlights. Access to roof space.

### Bedroom One

10' x 7'1" (3.05m x 2.16m)

Carpeted flooring. Views to the rear garden.

### Bedroom Two

10' x 7'1" (3.05m x 2.16m)

Carpeted flooring. Front facing window.

### Bedroom Three

9'10" x 7'9" (3m x 2.36m)

Carpeted flooring. Front facing window.

### Shower Room

Deluxe shower suite comprising large walk in shower cubicle with Drench shower attachment. Low flush WC and sink with vanity unit beneath. Large Anthracite heated towel rail. Tiled flooring and tiled walls.

### Externally

### Off Street Parking

Tarmac driveway parking space with front garden in lawn

### Enclosed Rear Garden

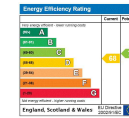
Enclosed rear garden bordered by timber fencing, paved sitting area, garden in lawn and outside tap.

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All Measurements  
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Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)