



**53 Alderley Place  
Mallusk, Newtownabbey, BT36 7SJ**

**Offers Over  
£189,950**

We are delighted to offer for sale this attractive and well presented detached villa which is located in a very popular development just off the Mallusk road.

The accommodation comprises; entrance hall with furnished cloakroom, lounge with feature hole in wall style gas fire, wood laminate flooring and open to a modern fitted kitchen / diner with built in oven and hob, integrated appliances and access to rear.

Upstairs there are 3 bedrooms, master with ensuite and separate bathroom with white suite. Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway leading to a carport, garden to front in lawn and a garden to rear in lawn with paved patio area.

**Early viewing recommended !!**

# 53 Alderley Place

## Mallusk, Newtownabbey, BT36 7SJ



- Detached Villa
- Modern Kitchen / Diner
- PVC Double Glazing & Gas
- 3 Bedrooms Master Ensuite
- Downstairs WC
- Carport & Gardens
- Lounge
- Modern White Bathroom

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Double glazed front door, wood laminate flooring, radiator

#### FURNISHED CLOAKROOM

Pedestal wash hand basin, low flush wc, tiled floor, extractor fan

#### LOUNGE

12'11" x 11'2" (3.94m x 3.40m")  
Feature hole in wall style gas fire, wood laminate flooring, radiator, recessed spotlights, open to

#### KITCHEN / DINER

19'11" x 8'1" (6.07m x 2.46m")  
Luxury range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in oven & hob,

extractor fan, integrated dishwasher, plumbed for washing machine, partly tiled walls, tiled floor, recessed spotlights, radiator, pvc double glazed door to rear

#### FIRST FLOOR

#### LANDING

Access to roofspace, storage cupboard, recessed spotlights

#### BEDROOM 1

11'2" x 9'10" (3.40m x 3.00m")  
Built in mirror sliding robes, radiator

#### ENSUITE

Pvc panelled shower cubicle with thermostatic shower, pedestal wash hand basin, low flush wc, tiled floor, extractor fan, radiator

#### BEDROOM 2

11'0" x 8'1" (3.35m x 2.46m')  
Radiator

#### BEDROOM 3

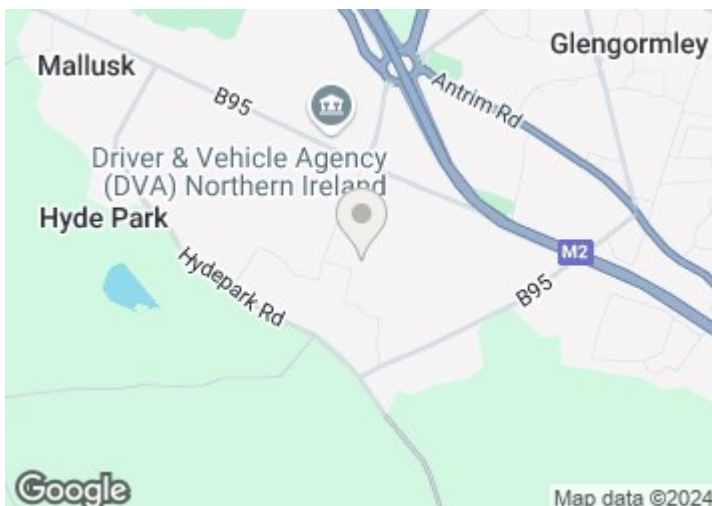
8'5" x 8'0" (2.57m x 2.44m")  
Radiator

#### BATHROOM

White suite comprising panelled shower bath with thermostatic shower, screen, pedestal wash hand basin, low flush wc, part pvc panelled walls, extractor fan, radiator

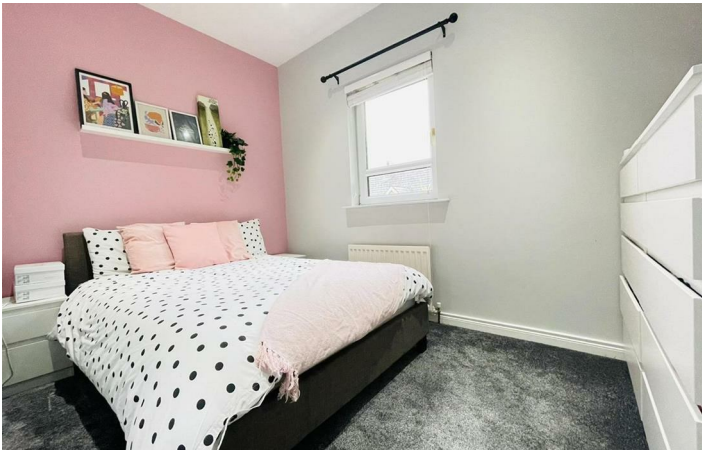
#### OUTSIDE

Tarmac driveway to front leading to a carport, garden to front in lawn and a fully enclosed garden to rear in lawn with paved areas.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 68                         | 71        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>Northern Ireland</b>                     | EU Directive<br>2002/91/EC |           |





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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