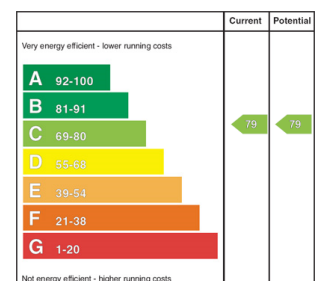




**26 AYLESBURY AVENUE, NEWTOWNABBEY, BT36 7XY**  
**FOR SALE: £125,000**

**Modern Spacious Own Door First Floor Apartment**  
**Bright & Airy Lounge**  
**Fully Fitted Kitchen To Include Integrated Oven & Hob**  
**Two Bedrooms**  
**Bathroom Comprising A Contemporary White Suite**  
**Gas Central Heating**  
**Fully Upvc Double Glazed Windows**  
**Gardens & Car Parking Space**  
**Easy Access to City Centre & Motorway Network**  
**Early viewing is highly recommended!**

9358-3911-7209-1109-4204



**AMPMni are delighted to bring this excellent own door, first floor apartment situated in a highly sought after location to the open market. Internally the property offer spacious accommodation comprising entrance hall, good sized lounge open plan to a fully fitted kitchen, two bedrooms and modern bathroom.**

**The property also benefits from having gas heating and double glazing throughout.**

**Externally, there is an allocated parking space and garden. Viewing highly recommended as apartments rarely come on the market in this area.**

**THE PROPERTY COMPRISES:**

**Ground Floor**

**ENTRANCE HALL:** Solid wood front door to hall, ceramic tiled floor, to stairs.

**First Floor**

**HALLWAY:** Laminated timber flooring, single panelled radiator, two storage cupboards one with Ideal gas boiler, entrance to attic.

**LIVING ROOM:** 12' 3" x 12' 1" (3.74m x 3.69m) Laminated timber flooring, low voltage spotlights, double panelled radiator x 2. Open plan to:

**KITCHEN:** ceramic tiled floor, low voltage spotlights, range of high and low level units, single drainer stainless steel sink unit with mixer tap, integrated electric oven and hob, stainless steel extractor fan, plumbed for washing machine and plumbed for dishwasher.

**BEDROOM (1):** 13' 7" x 9' 7" (4.13m x 2.91m) Double panelled radiator.

**BEDROOM (2):** 13' 2" x 8' 11" (4.02m x 2.71m) Double panelled radiator.

**BATHROOM:** Ceramic tiled floor, partially tiled walls, white suite comprising of panelled bath with thermostatically controlled shower over, low flush w.c., pedestal wash hand basin, single panelled radiator, low voltage spotlights, single panelled radiator.

**Outside**

Allocated garden and parking to rear.

**LOCATION:** Aylesbury Avenue is located behind Wilsons Auctions at Mallusk.

**AMPMni, 54 Belmont Road, Belfast, BT4 2AN. Telephone 028 9047 4660 Email: info@ampmni.com Web: www.ampmni.com**

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