



16 Aylesbury Road, Newtownabbey, BT36 7YP

- Spacious, Well Presented, Semi Detached
- Bay Fronted Lounge; Gas Fire
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Family Bathroom; En Suite Bathroom
- Generous Sized Private Driveway
- Convenient Location

Offers Over £179,950

EPC Rating C





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

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

#### FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

#### LOUNGE 14'11" x 14'0" (plus bay)

Bay window to front elevation. Contemporary, wall recessed gas fire. Wood laminate floor covering. Open arch leading to:



## **KITCHEN THROUGH DINING ROOM 22'7" x 10'9" (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 touch screen ceramic hob with extractor hood over. Integrated eye level oven. Integrated fridge freezer. Space and plumbed for washing machine and dishwasher. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. Wood laminate floor covering to dining area. PVC double glazed French door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **PRINCIPAL BEDROOM 15'8" x 11'0"**

#### **EN SUITE BATHROOM**

Contemporary, white, four piece suite comprising freestanding claw foot bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

### **BEDROOM 2 12'5" x 11'2" (wps)**

### **BEDROOM 3 9'2" x 8'4"**

#### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC.

#### **EXTERNAL**

Front garden finished in lawn.

Generous sized private driveway area finished in tarmac.

Tiled entrance canopy.

PVC soffits, fascia and rainwater goods.

External lighting.

Fully enclosed rear garden finished in lawn, paved patio area and decorative stone.

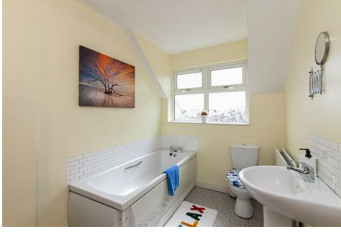
Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

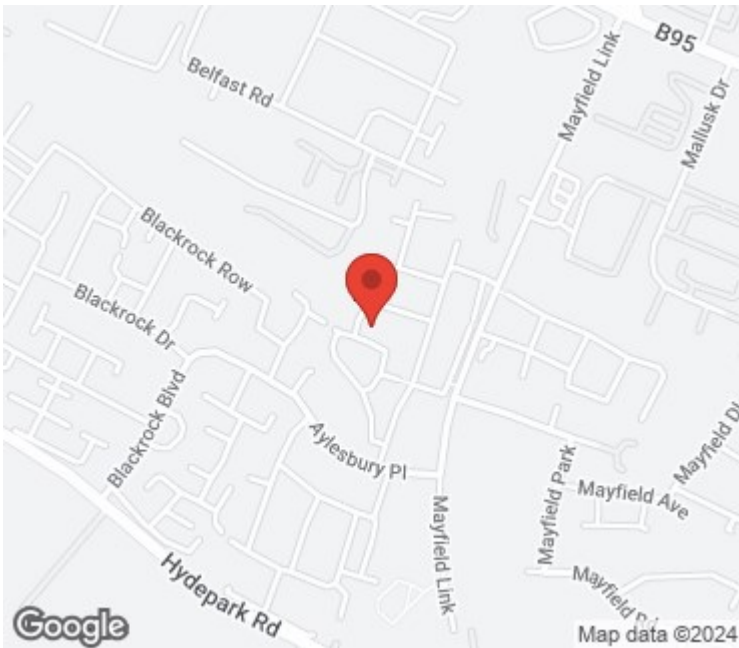
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.








**Spacious, well presented, semi detached home, located within the popular Aylesbury development, Mallusk, Newtownabbey. The property comprises entrance hall, furnished cloakroom, bay fronted lounge with gas fire, kitchen through dining room with modern fitted kitchen, three well-proportioned bedrooms, to include principal en suite, and separate family bathroom. Externally, the property enjoys generous sized private driveway, and gardens front and rear. Other attributes include gas heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.**



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>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(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 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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