

164 Church Road, Newtownabbey, BT36 6HJ



- Semi Detached Family Home
- 4 Bedrooms
- 2 Receptions
- Shaker Style Fitted Kitchen
- White Bathroom Suite
- Extensive Private Garden to Rear
- Detached Garage with Power and Light
- PVC Double Glazing/Oil Fired Central Heating
- Popular Convenient Residential Location
- Priced for Modernisation

£149,950

Positioned within a popular convenient location, within close proximity to local schools, shops and public transport. This four bedroom semi detached property enjoys 2 reception rooms, a shaker style fitted kitchen, white bathroom suite and four well proportioned bedrooms. Priced for some modernisation, this home will suit a variety of purchaser.



>Sales >New Homes >Commercial >Rentals >Mortgages

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 Double glazed side door with leaded glass inset into well presented entrance hall. PVC double glazed door to rear garden. Understairs storage cupboard.

LOUNGE 11'9" x 11'9"

Attractive feature fireplace with open fire. PVC Double glazed sliding doors to rear garden.

FAMILY ROOM 11'9" x 9'10"

Feature brick fireplace with tiled hearth.

KITCHEN 13'5" x 8'10"

Equipped with a comprehensive range of high and low level shaker styler fitted units with contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with monobloc tap. Space for free standing oven with over head extractor fan, housed in a matching pull out canopy. Plumbed for washing machine. Space for free standing tumble dryer. Part tiled walls. Quality laminate flooring.

FIRST FLOOR

Access to part floored roof space with Velux window via Slingsby style ladder.

BEDROOM 1 12'9" x 8'6"

BEDROOM 2 10'2" x 7'10"

BEDROOM 3 8'10" x 8'2"

Presently used as dressing room

BEDROOM 4 8'10" x 6'6"

WHITE BATHROOM SUITE

Comprising panel bath with telephone hand shower attachment, Pedestal wash hand basin and low flush WC. Part tiled walls.


OUTSIDE

Enclosed hard landscaped garden to front with a variety of mature shrubs. Driveway to side, for off-street parking, leading to detached garage, accessed via twin gates.

Extensive, well maintained, private garden to rear screened by a variety of mature hedgerow and shrubs. Laid in lawn with patio decking area.

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

Detached Garage (10'3" x 17'4") with roller shutter door. Power and light.

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



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