



17 SERPENTINE GARDENS

**Whitewell Road
Newtownabbey BT36**

- Semi Detached Villa
- Three Bedrooms
- Lounge
- Modern Fitted Kitchen
- Modern Shower Room
- Pvc Double Glazing
- Gas Heating
- Garden To Rear

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	

Offers Around £107,500

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring

LOUNGE

13'7" x 10'6" (4.14m" x 3.20m")
Two radiators, wood laminate flooring, under stairs storage with gas boiler

KITCHEN

7'11" x 7'1" (2.41m" x 2.16m")
High and low level units, formica worktop, stainless steel single drainer sink unit, cooker space,

extractor fan, plumbed for washing machine, partly tiled walls

REAR HALL

Fridge / freezer space, access to garden

SHOWER ROOM

Shower cubicle, thermostatic shower, vanity unit, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

FIRST FLOOR

LANDING

BEDROOM 1

10'6" x 8'11" (3.20m" x 2.72m")
Wood laminate flooring, radiator, built in wardrobe

BEDROOM 2

11'0" x 6'2" (3.35m" x 1.88m")
Wood laminate flooring, radiator, storage cupboard

BEDROOM 3

8'0" x 6'11" (2.44m" x 2.11m")
Wood laminate flooring, radiator

OUTSIDE

Garden to front
Garden to rear with paved patio area



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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