



16 Northview Lane Antrim Road, Newtownabbey, BT36 7FT

**Offers Over
 £289,950**

We are delighted to offer for sale this superbly appointed detached villa occupying a large corner site within the recently constructed Northview Lane Development, just off the Antrim Road where homes of this calibre are always in high demand.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, lounge with herringbone style flooring, spacious open plan modern fitted kitchen / dining with built in appliances and PVC double glazed double doors to garden - further enhanced by the separate utility room.

Upstairs there are four good sized bedrooms, master with ensuite and a separate luxury bathroom with white four piece suite.

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway boasting excellent off road parking, a low maintenance garden to front in lawn and a fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

16 Northview Lane

Antrim Road, Newtownabbey, BT36 7FT



- Luxury Detached Villa
- Modern Fitted Kitchen / Diner
- PVC Double Glazing / Gas
- 4 Bedrooms Master Ensuite
- Downstairs cloakroom & Utility
- Driveway & Gardens
- Spacious Lounge
- Deluxe Family Bathroom

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door, stairs to first floor, under stairs storage, porcelain tiled floor.

DOWNSTAIRS CLOAKROOM

Semi pedestal wash hand basin, low flush w/c, partly tiled walls, tiled floor.

LOUNGE

14'5" x 14'4" at widest (4.39m" x 4.37m" at widest)

Walnut herringbone flooring, wall mounted electric fire, open to

KITCHEN / DINING

25'1" x 10'3" (7.65m" x 3.12m")

Fitted kitchen with good range of high and low level units, formica worktop, basin and a half stainless steel sink unit, built in stainless steel oven, four ring gas hob, stainless steel extractor fan, integrated stainless steel

microwave, integrated dishwasher, integrated fridge & freezer, partly tiled walls, porcelain tiled floor, gas boiler, pvc double glazed doors to garden

UTILITY ROOM

7'7" x 5'5" (2.31m" x 1.65m")

Range of low level units, plumbed for washing machine, tiled floor, pvc door to side.

FIRST FLOOR

LANDING

Access to roofspace, storage cupboard.

BEDROOM 1

12'0" x 12'0" (3.66m" x 3.66m")

ENSUITE

Semi pedestal wash hand basin with storage units below, low flush w/c, corner shower cubicle (fully tiled) with waterfall shower, chrome heated towel rail, partly tiled walls, tiled floor.

BEDROOM 2

13'8" x 8'10" (4.17m" x 2.69m")

Built in cupboard.

BEDROOM 3

10'11" x 9'5" (3.33m" x 2.87m")

BEDROOM 4

9'10" x 7'0" (3.00m" x 2.13m")

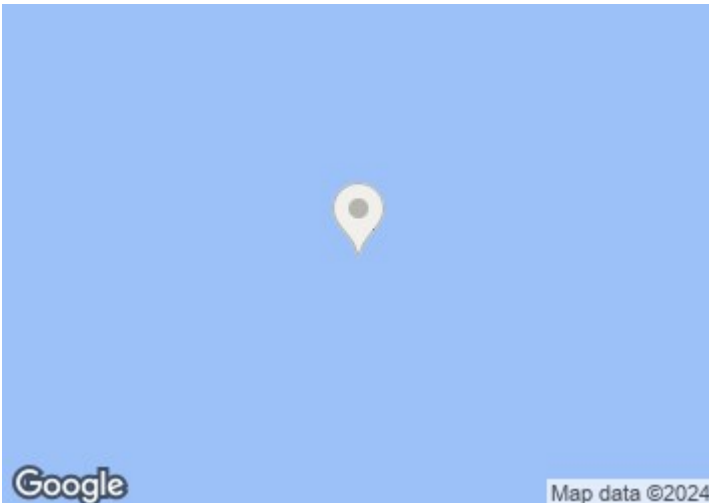
BATHROOM

White suite comprising semi pedestal wash hand basin complemented by heated mirror above and storage with soft closing storage drawers below, low flush w/c, panelled bath with shower attachment, corner shower cubicle (fully tiled) with waterfall shower, partly tiled walls, tiled floor.

OUTSIDE

Low maintenance open to front and side in lawn, with tarmac driveway to side affording excellent off road parking.

Fully enclosed garden to rear in lawn with paved patio area perfect for entertaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	



****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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