



## 7 Blackrock Square, Newtownabbey, BT36 4NS

- Georgian Style Semi Detached
- Floored Roof Space
- Kitchen Through Living / Dining
- Bathroom; En Suite Shower Room
- Private Driveway
- Three Well-Proportioned Bedrooms
- Lounge; Gas Fire
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Enclosed Rear Garden; Garden Room

Offers Over £209,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Georgian style, hardwood, panelled front door with double glazed fanlight over. Tiled floor. Feature height ceiling, continuing throughout remainder of property. Stairwell to first floor.

#### FURNISHED CLOAKROOM

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

#### LOUNGE 15'3" x 11'9"

Gas fire in granite fireplace. Picture window to front elevation with view towards landscaped green. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL LIVING AND DINING AREA 16'2" x 14'7" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven, fridge freezer and dishwasher. Glass fronted display units. Splashback tiling to walls. Tiled floor. Access to under stairs store. PVC double glazed French doors leading to rear garden.



### **UTILITY ROOM 6'3" x 5'8" (wps)**

Low level fitted storage unit with contrasting granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Gas fired central heating boiler. Hardwood, double glazed door with fanlight, leading to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Fixed stairwell to floored roof space. Access to shelved store.

#### **PRINCIPAL BEDROOM 12'7" x 9'1"**

Picture window to front elevation with view over landscaped green. Fitted wardrobes in mirror panelled, sliding doors. Wood laminate floor covering.

#### **EN SUITE SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splashback tiling to sink. Wood laminate floor covering.

#### **BEDROOM 2 10'6" x 9'0" (wps)**

Fitted wardrobes in mirror panelled, sliding doors. Fitted cabin bed. Wood laminate floor covering. Access to balcony.

#### **BEDROOM 3 9'1" x 8'7"**

Picture window to front elevation, overlooking landscaped green. Wood laminate floor covering.

#### **FAMILY BATHROOM**

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Chrome towel radiator. Tiled floor.

### **FLOORED ROOF SPACE**

#### **LANDING AREA**

#### **ROOM 1 14'11" x 10'2"**

Power, light, radiator, velux window, access to under eaves storage and access to roof space. Built in wardrobe/store. Wood laminate floor covering.

#### **ROOM 2 10'7" x 5'8"**

Wood laminate floor covering. Access to under eaves storage. Power and light.

### **EXTERNAL**

Low maintenance front garden, finished in decorative stone.

External lighting.

Fully enclosed, low maintenance rear garden, finished in artificial grass, paved patio areas, timber decking and raised planters.

Outside tap.

Range of lighting.

Private double driveway, finished in brick pavior.

#### **TIMBER GARDEN ROOM / BAR 11'10" x 5'4"**

Fitted bar area. Power, light and wood laminate floor covering. PVC double glazed, sliding patio door and matching windows.

### **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.





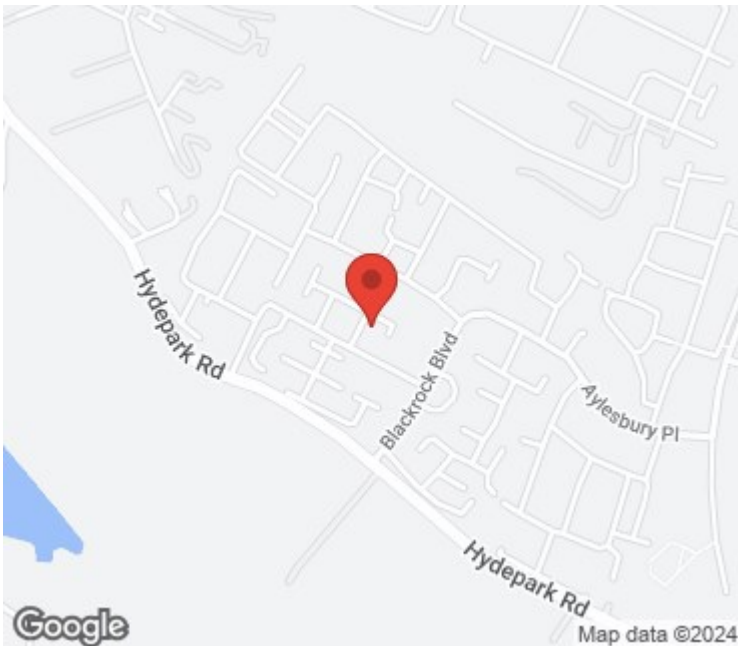
**Georgian style, three bedroom, semi detached home with floored roof space and garden room, situated within the popular Blackrock development, Hydepark Road, Newtownabbey.**

**The property comprises entrance hall, furnished cloakroom, lounge, kitchen through living / dining room, utility room, three well-proportioned bedrooms, to include principal en suite, family bathroom, and floored roof space (currently partitioned into two separate rooms).**

**Externally, the property enjoys private driveway, fully enclosed rear garden and garden room..**

**Other attributes include gas heating, PVC double glazing and convenient location.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>78</b>
(69-80) <b>C</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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