

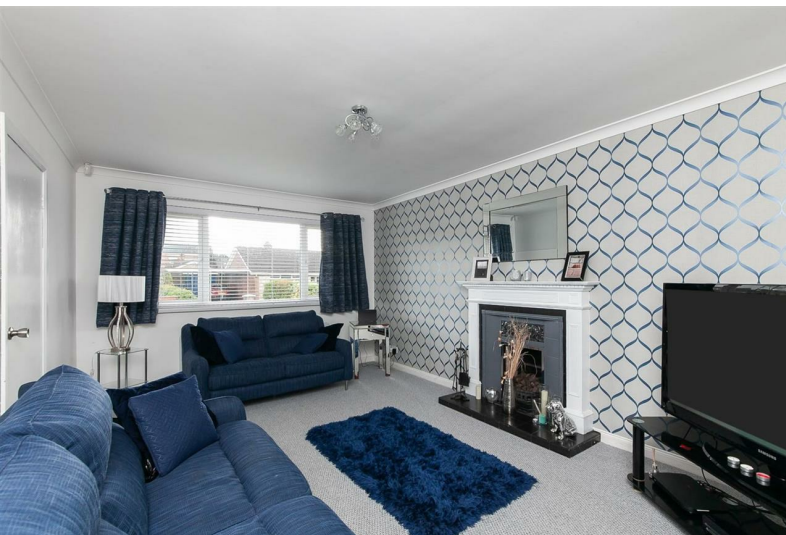


8 Christine Road, Newtownabbey, BT36 6TG

- Detached Family Home
- Two+ Receptions (plus conservatory)
- Utility Room
- Gas Fired Central Heating
- Gardens Front And Rear
- Four Bedrooms; Principal En Suite
- Kitchen With Informal Dining Area
- Family Bathroom
- Private Driveway; Garage
- Convenient Location

Offers Over £189,950

EPC Rating C



8 Christine Road, Newtownabbey, BT36 6TG



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with matching side screens. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 17'5" x 11'3"

Gas fire in fireplace with tiled hearth and timber surround. Glass panelled French doors leading to:

FAMILY ROOM 11'3" x 9'3"

Tiled floor. PVC double glazed, sliding doors leading to:

CONSERVATORY 9'10" x 9'3" (wps)

In PVC double glazed frame with matching French doors to rear garden. Tiled floor.



KITCHEN 13'8" x 11'8" (wps)

Modern fitted kitchen with range of high and low level storage units with quartz topped work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Integrated dishwasher. Splashback tiling to walls.

UTILITY ROOM 8'2" x 4'10"

Marble effect, melamine work surface. Range of high level storage units. Plumbed for automatic washing machine. Space for tumble dryer. Part tiling to walls. Access to roof space. Glass panelled door leading to rear garden.

BEDROOM 3 10'4" x 9'8" (plus wardrobe space)

Fitted wardrobes in mirror and panelled sliding doors. Wood laminate floor covering.

BEDROOM 4 11'9" x 8'9"

Box bay window to side elevation. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

PRINCIPAL BEDROOM 15'1" x 11'3" (wps)

Wood laminate floor covering. Sliding door leading to:

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, vanity unit and W.C. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

BEDROOM 2 12'7" x 9'0" (plus recess)

Fitted wardrobes in mirror and panelled sliding doors. Access to under eaves storage.

BATHROOM

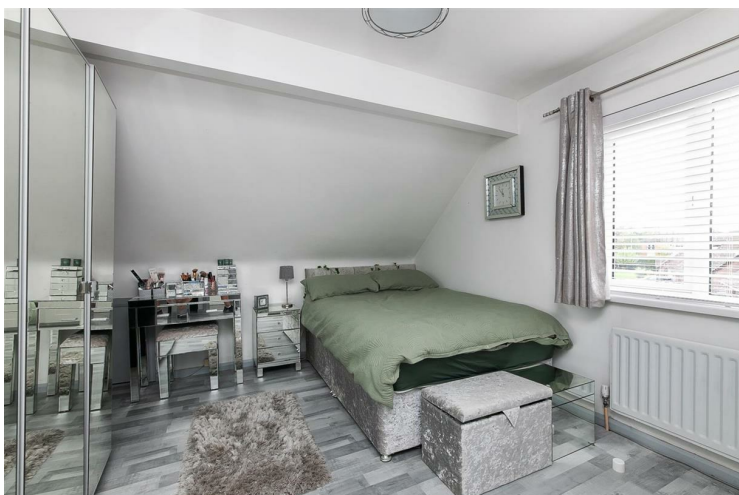
Three piece suite comprising panelled bath, pedestal wash hand basin and W.C. Folding shower screen over bath. Access to store. Fully tiled walls.

EXTERNAL

Generous sized, private driveway area finished in asphalt.
Tiled entrance porch.
Front garden in lawn.
Fully enclosed side and rear garden, finished in lawn and paved patio area.
PVC fascia, soffits and rainwater goods.
External lighting.
Outside tap.

DETACHED MATCHING GARAGE 18'4" x 12'3"

Up and over door, separate service door to rear garden, power and light.





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, detached, family home, with conservatory and matching detached garage, situated off Manse Road, Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge with gas fire, separate dining room with open arch to conservatory, modern fitted kitchen with informal dining area, utility room, four bedrooms, to include principal en suite, and family bathroom with three piece suite.

Externally the property enjoys private driveway area finished in asphalt, matching detached garage, and gardens front and rear finished in lawn, paved patio and range of plants, trees and shrubbery.

Other attributes include gas heating and convenient location.

Early viewing highly recommended.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 70 |
| (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 | |

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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