

18 Derrymore Avenue, Newtownabbey, BT36 7AA



- Semi-Detached Family Home
- 3 Bedrooms
- 1 Reception
- Modern Fitted Kitchen
- Open Plan Living/Dining Area
- Contemporary First Floor Shower Room
- Extensive Private Garden to Rear
- Private Driveway to Side
- PVC Double Glazing/Gas Fired Central Heating
- Popular Convenient Location

PRICE Offers Over £149,950

Beautifully presented throughout. This three bedroom spacious semi detached family home is perfectly situated in close proximity to local schools, shops, public transport and Sandyknowes roundabout. The property enjoys a practical layout incorporating open plan living/dining space, modern fitted kitchen, and a contemporary first floor shower room. Externally the property enjoys a private driveway to front and an extensive well maintained private garden to rear. This property will be of interest to a variety of buyers. An early viewing is highly recommended.

>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 front door into spacious entrance hall with tiled floor. Under stair storage cupboard.

LUXURY OPEN PLAN LIVING/DINING 24'7" x 8'2"

Attractive feature cast iron fireplace with wooden mantle and tiled hearth. Laminate flooring in dining area.

MODERN FITTED KITCHEN 8'10" x 7'6"

Equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with monobloc tap. Integrated oven and separate four ring electric hob with overhead extractor fan housed in stainless steel chimney with a glass hood. Plumbed for washing machine. Space for tumble dryer. Space for free standing fridge freezer. Part tiled walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

Roofspace access via ladder.

BEDROOM 1 13'1" x 10'5"

Built in two bay mirrored slide robe.

BEDROOM 2 10'9" x 9'2"

Built in storage cupboard.

BEDROOM 3 7'10" x 8'10"

Presently used as storage room.


CONTEMPORARY SHOWER ROOM

Comprising quadrant shower cubicle with electric shower unit, vanity unit with top mounted wash hand basin and monobloc tap, button flush WC. Marble effect PVC panelled walls. Tiled floor. Recessed lighting.

OUTSIDE

Neat well maintained garden to front laid in lawn. Private driveway to side for off street parking with ample space for a variety of vehicles.

Extensive enclosed garden to rear, screened by a variety of mature hedgerow. Laid in lawn with paved patio area, perfect for family barbecues.

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

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



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