



## 6 Lakeview Gardens, Newtownabbey, BT36 5ZJ

- Detached Family Home (c.1,800 Sq Ft)
- Lounge; Separate Family Room
- Deluxe Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front and Rear
- Four Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway; Matching Detached Garage
- Convenient Location

Offers Over £249,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door with matching PVC double glazed side lights. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

White two piece suite, comprising vanity unit and WC.

#### LOUNGE 17'7" x 11'10" (plus bay)

Bay window to front elevation. Gas fire in marble fireplace, matching hearth and carved mahogany surround. Solid oak flooring.

#### FAMILY ROOM 14'0" x 10'5"

Solid oak flooring.



## **KITCHEN THROUGH DINING ROOM 23'9" x 9'10"**

Modern fitted kitchen with range of high and low level storage units in solid oak door, with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit. Integrated ceramic hob with extractor hood over. Integrated double oven. Space for low level appliance. Splash back tiling to walls. Tiled floor to kitchen area, with wood laminate floor covering to living area.

## **UTILITY ROOM 9'10" x 5'4"**

Low level fitted storage unit, melamine work surface area and stainless steel sink unit. Plumbed for automatic washing machine and dishwasher. Space for tumble dryer. Oil fired central heating boiler. Splash back tiling to sink. Tiled floor. PVC double glazed back door.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press and roof space.

### **BEDROOM 1 18'0" x 10'5"**

Fitted wardrobes in mirrored sliding doors.

### **BEDROOM 2 14'7" x 12'7" (wps)**

Fitted wardrobes in mirrored sliding doors. Solid oak floor covering.

### **BEDROOM 3 12'0" x 9'10"**

### **BEDROOM 4 8'7" x 8'5"**

Fitted cabin bed. Solid oak floor covering.

### **DELUXE FAMILY BATHROOM**

White four piece suite comprising panelled bath, separate tiled shower enclosure, pedestal wash hand basin and WC. Splash back tiling to walls. Tiled floor.

### **EXTERNAL**

Front garden in lawn.

Private driveway finished in pink stone.

Fully enclosed rear garden in paved patio area, stoned flower beds and range of plants, trees and shrubbery.

External lighting.

Outside tap.

PVC oil storage tank.





## MATCHING DETACHED GARAGE 18'2" x 10'5"

### 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.

*Immaculately presented, four bedroom detached home, extending to c.1,800 sq ft, plus matching detached garage, located within the well sought after Lakeview development, Newtownabbey.*

*The property comprises entrance hall, furnished cloakroom, lounge with gas fire, separate family room, kitchen through dining room, utility room, four well-proportioned first floor bedrooms, and deluxe bathroom with white four piece suite.*


*Externally, the property enjoys private driveway finished in stone, matching detached garage, front garden in lawn and low maintenance paved rear garden.*

*Other attributes include oil heating, PVC double glazing and being within walking distance to Mossley West railway station.*

*Early viewing highly recommended to avoid disappointment.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	<b>59</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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