


1 Alderley Lane, Newtownabbey,
County Antrim, BT36 7SL

Asking Price: £144,950

 **Reeds Rains**

reedsrains.co.uk

Alderley Lane, Newtownabbey, County Antrim, BT36

Asking Price: £144,950

Council Tax Band:

EPC Rating: TBC

Viewing Strictly By Appointment!!

Description

Reeds Rains are delighted to present for sale this spacious End Townhouse which is located in this much sought after Alderley development, Newtownabbey. The accommodation comprises lounge open to a fully fitted kitchen with casual dining space. Upstairs there are two spacious bedrooms and a separate bathroom suite. Other benefits include Pvc double glazing and gas heating. Outside there is a communal tarmac driveway leading to the rear with own parking space and enclosed garden to rear with paved patio area. Early viewing recommended !!

Entrance Hall

Complete with laminate flooring.

Lounge Open To:

14' x 11'1" (4.27m x 3.38m)

Spacious lounge complete with feature hole in the wall style gas fire. Wood laminate flooring. Open to kitchen / diner.

Fitted Kitchen

14'5" x 8'9" (4.4m x 2.67m)

Range of high and low level units, formica worktops, stainless steel single drainer sink unit, built in stainless steel under oven and hob, stainless steel extractor fan, intergrated fridge / freezer, dishwasher and washing machine, partly tiled walls, tiled floor, double panelled radiator and double glazed back door. Recently installed Worcester gas boiler. Access to rear garden

Downstairs WC

Low flush WC, pedestal wash hand basin, tiled floor and tiled splashback areas.

Stairs To First Floor Landing

Large airing cupboard.

Bedroom One

11'7" x 11' (3.53m x 3.35m)

Double bedroom with range of fitted robes and separate walk in wardrobe.

Bedroom Two

9'9" x 7'11" (2.97m x 2.41m)

Double bedroom with built in storage cupboard.

Family Bathroom

Three piece bathroom suite comprising P shape shower bath with shower overhead. White pedestal wash hand basin and WC. Tiled flooring and tiled walls.

Externally

Courtyard Parking To Rear

Ample car parking to the rear off the property complete with tarmac. One allocated slot per home.

Enclosed Rear Garden

Neatly presented garden to the rear with patio area and decorative stone area. Gated access to both the side of the property and the rear of the property.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk