



33 Knockview Road, Newtownabbey, BT36 6TT

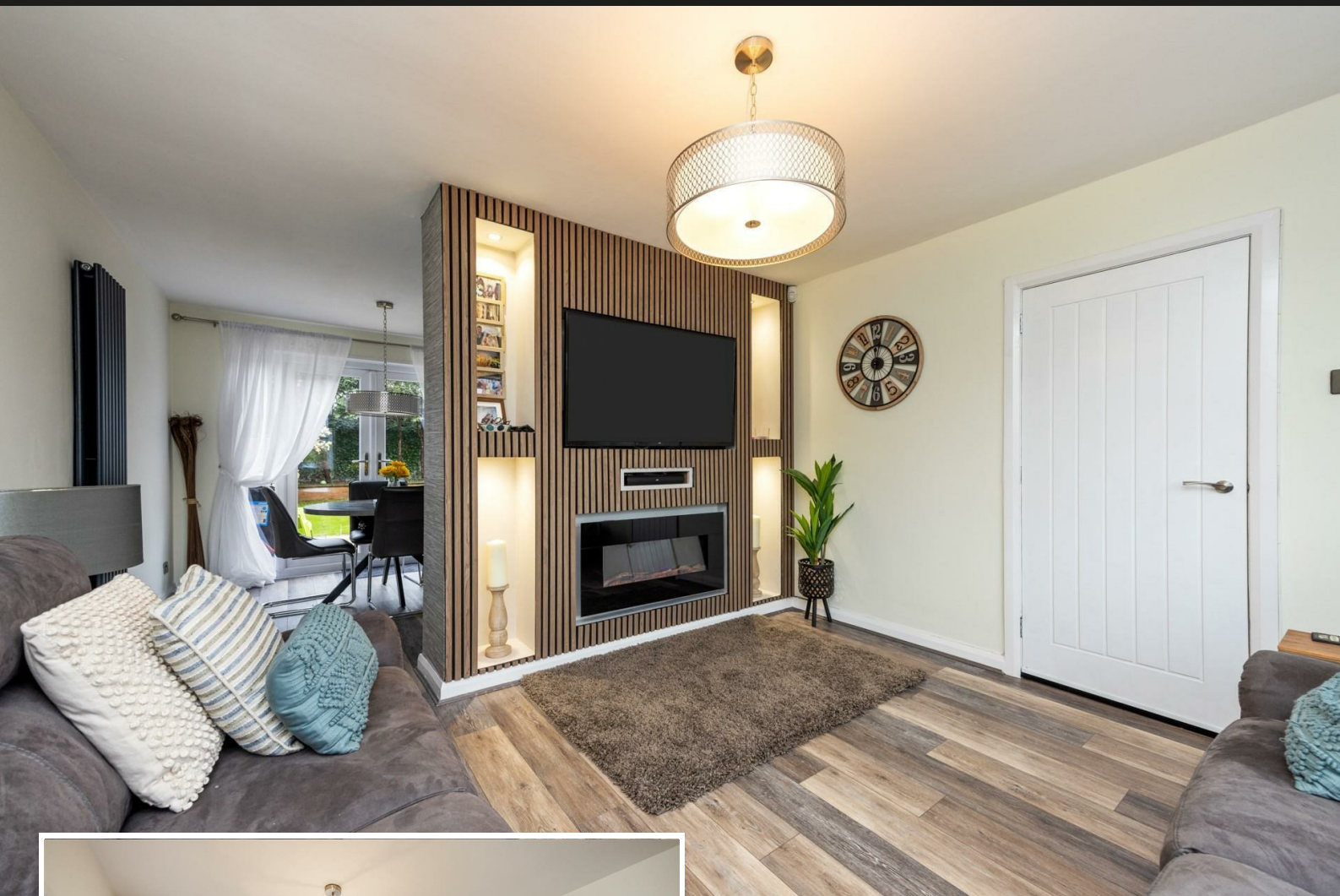
- Immaculately Presented Semi D
- Lounge; Separate Dining Room
- Deluxe Shower Room
- PVC Double Glazing
- Gardens Front and Rear
- Three Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Generous Sized Private Driveway
- Convenient Location

Offers Over £179,950

EPC Rating



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, triple glazed front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Tiled floor. Gas fired central heating boiler.

#### LOUNGE 12'5" x 12'1"

Contemporary, focal point fireplace. Timber panelled feature wall. Picture window to front elevation. Wood laminate floor covering. Open arch leading to:

#### DINING ROOM 9'10" x 9'8"

Wood laminate floor covering. PVC double glazed, French doors, with matching side screens, leading to rear garden.



## **KITCHEN 9'10" x 8'9"**

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, wood grain, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with glass splashback and stainless steel extractor hood over. Integrated oven and fridge. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to roof space via slingsby style ladder.

### **BEDROOM 1 11'11" x 10'5"**

Elevated, rural views. Wood laminate floor covering. Fitted wardrobe.

### **BEDROOM 2 11'2" x 10'5"**

Panelled feature wall. Wood laminate floor covering. Rural view to rear.

### **BEDROOM 3 8'3" x 8'2" (wps)**

Built in wardrobe/store. Elevated, rural views. Wood laminate floor covering.

## **DELUXE SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Illuminated mirror over sink. Tile effect panelling to walls. Tiled floor.

## **EXTERNAL**

Double gates leading to generous sized, private driveway area, finished in tarmac.

Front garden, finished in lawn.

Paved entrance porch.

External lighting.

External power points.

PVC soffits, fascia and rainwater goods.

Fully enclosed, private rear garden, finished in lawn, raised bed and paved patio area.

Outside tap.

## **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, recently refurbished, three bedroom, semi detached home, conveniently located within the Carnmoney area of Newtownabbey.**

**The property comprises entrance hall, lounge, dining room, separate kitchen, three well-proportioned bedrooms, and deluxe shower room.**

**Externally, the property enjoys generous sized private driveway, and gardens front and rear, finished in lawn and paved patio area.**

**Other attributes include gas heating and PVC double glazing.**

**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>		
(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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