



## 15 Waverley Gardens Manse Road, Newtownabbey, BT36 6RP

**Offers Around  
 £169,950**

We are delighted to offer for sale this extremely well presented semi detached villa which is located in a very popular residential area just off the Manse Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall with wood laminate flooring, lounge with feature hole in wall style fireplace with multi fuel burning stove and a luxury fitted kitchen / diner with built in oven & hob, integrated appliances and access to rear.

Upstairs there are three bedrooms and a modern bathroom with white suite and shower cubicle.

Other benefits include PVC double glazing and gas heating.

Outside there is a driveway leading to a detached garage, garden to front in lawn and fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

# 15 Waverley Gardens

Manse Road, Newtownabbey, BT36 6RP



- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Luxury Kitchen / Diner
- Modern White Bathroom
- PVC Double Glazing
- Gas Heating
- Detached Garage

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

#### LOUNGE

14'4" x 13'1" at widest (4.37m" x 3.99m" at widest )

Feature hole in wall style fireplace with multi fuel burning stove, wood laminate flooring, two radiators

#### KITCHEN / DINER

17'9" x 9'10" (5.41m" x 3.00m")

Modern range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in oven & microwave oven, gas hob, extractor fan, integrated fridge / freezer, dishwasher and washer dryer, partly tiled walls,

breakfast bar, wood laminate flooring, radiator, pvc double glazed back door.

### FIRST FLOOR

#### LANDING

Access to roofspace, hotpress, radiator

#### BEDROOM 1

11'7" x 9'11" (3.53m" x 3.02m")

Built in mirrored sliding robe, radiator

#### BEDROOM 2

10'0" x 9'4" at widest (3.05m" x 2.84m" at widest)

Radiator

#### BEDROOM 3

8'4" x 7'6" at widest (2.54m" x 2.29m" at widest )

Radiator, built in wardrobe

#### BATHROOM

Luxury white suite comprising, bath,

shower attachment, vanity unit, low flush wc, chrome corner shower cubicle, electric shower, partly tiled walls, tiled floor, chrome heated towel radiator

### ROOFSPACE

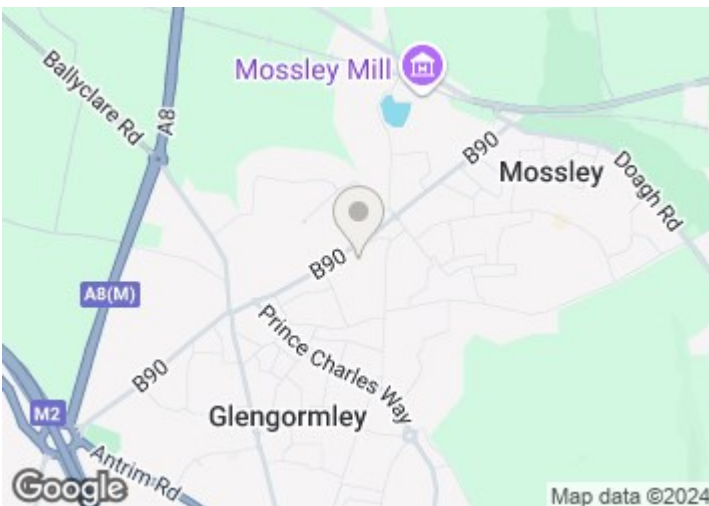
Floored and boarded, light & power Velux window

### OUTSIDE

Tarmac driveway leading to a detached garage, up and over door

Garden to front in lawn

Fully enclosed garden to rear in lawn with shrub beds and paved patio area PVC fascia and guttering



| 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>                            |                         | <b>70</b> |
| (55-68) <b>D</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 |           |





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark