

9 Richmond Road, Newtownabbey, BT36 5LD



- Beautifully Presented Semi-Detached
- 3 Bedrooms
- 1 Reception
- Modern Fitted Kitchen with Informal Dining Aspect
- Deluxe Family Bathroom Suite
- Private Enclosed Hard Landscape Garden to Rear
- Private Driveway to Front for Off Road Parking
- Detached Garage with Power and Light
- PVC Double Glazed/Oil Fired Central Heating
- Popular Convenient Residential Location

PRICE Offers Over £159,950

Well presented throughout, this three bedroom semi detached is positioned within a popular established convenient location, enjoying a well planned living layout incorporating a modern kitchen with casual dining aspect, lounge and modern family bathroom suite. Externally there is an private hard landscaped garden to rear for easy maintenance, detached garage with power and light and parking to front. Ideally suited to the first time buyer or young family. 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 with lead insets and matching side screen into entrance hall with quality laminate flooring.

LOUNGE 14'1" x 11'9"

Quality laminate flooring. Feature wall mounted electric fire. Oak French doors into:

MODERN FITTED KITCHEN/DINING ASPECT 17'8" x 10'9"

Equipped with a comprehensive range of high and low level fitted shaker style units and contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include twin eye level ovens, separate four ring electric hob, over head extractor fan housed in stainless steel canopy and dishwasher. Space for free standing fridge freezer. Frosted glass display cabinet. Kickboard lighting. Part tiled floor to dining area. Part tiled walls. PVC Double glazed French doors to rear. PVC Double glazed door to rear.

FIRST FLOOR

Access to part floored roof space. Hot press cupboard. Quality laminate flooring.

BEDROOM 1 11'1" x 9'10"

Built in wardrobes. Quality laminate flooring.

BEDROOM 2 9'10" x 9'6"

Quality laminate flooring.

BEDROOM 3 8'2" x 7'2"

Quality laminate flooring.

DELUXE FAMILY BATHROOM SUITE


Comprising P-shaped panel bath with fixed glazed shower screen and thermostatically controlled drench style shower with hand shower attachment, pedestal wash hand basin with monobloc tap and button flush WC. PVC Panelled walls. Laminate flooring.

OUTSIDE

Private paved driveway to front with ample space for a variety of vehicles.

Private enclosed hard landscape garden to rear, screened by perimeter fence.

Detached garage equipped with power and light. Roller shutter door. Plumbed for washing machine.

| 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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