



FOR SALE

28 Knockview Road  
Newtownabbey, BT36 6TT



Offers over £159,950





Nest Estate Agents are thrilled to bring to market this well presented three bedroom semi-detached property located within the popular Knockview area of Newtownabbey, situated off the Doagh Road. Internally this property comprises of entrance hall, spacious living room through kitchen and dining area. On the first floor the property benefits from three spacious bedrooms and modern family bathroom. Externally the property enjoys both front and rear gardens, offering plenty of internal and external space for growing families. This property has been recently refurbished, further benefits include full re-wire throughout, stylish shaker units, newly fitted marble effect ceramic tiled flooring, contemporary family bathroom suite, gas heating, uPVC double glazing throughout and off road parking with electric car charger. This property is close to many amenities including The Abbey centre, local parks, leisure centres and some of the most popular leading primary and nursery schools within the area. This property is within close proximity to Mossley West station, making it the ideal home for those required to commute to Belfast City Centre but also within distance to M2 and M5 links.



**HALLWAY** 5'11 x 7'11 (1.80m x 2.41m)  
uPVC external door with glazed side panels. Ceramic tiled flooring. Access to additional storage.

**STORAGE** 5'11 x 3'2 (1.80m x 0.97m)

**LIVINGROOM** 12'5 x 12'8 (3.78m x 3.86m)  
Ceramic tile flooring.

**KITCHEN** 18'9 x 9'9 (5.72m x 2.97m)  
Range of high and low level shaker style units with contrasting formica worktops. Composite 1.5 sink unit with drainer and pull-out tap. Integrated extractor fan. Integrated four ring electric hob, integrated oven and grill. Space for free standing American style fridge freezer with surrounding units. Modern anthracite vertical radiator. Plumbed for appliances. Ceramic tiled flooring. Access to rear garden via uPVC door with frosted glazed inset.



**BEDROOM 1** 11'7 x 10'5 (3.53m x 3.18m)

**BEDROOM 2** 11'1 x 10'5 (3.38m x 3.18m)

**BEDROOM 3** 8'1 x 8'2 (2.46m x 2.49m)  
Built in storage.

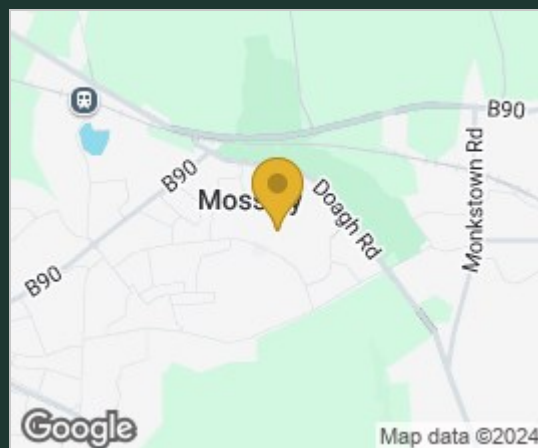
**BATHROOM** 8'1 x 5'6" (2.46m x 1.68m)  
Wood effect vinyl flooring. Panelled bath with overhead anthracite shower unit. Vanity unit with mixer tap. Low flush w/c.

**LANDING** 8'8 x 8'1 (2.64m x 2.46m)

**OUTSIDE**  
Driveway finished in tarmac. Electric car charging point. Rear garden finished in paving and lawn. Surrounding privacy fence.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgage on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.