


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	71
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

91 Alderley Place, Newtownabbey,  
County Antrim, BT36 7SJ

**Offers Over: £154,950**

 **Reeds Rains**

reedsrains.co.uk

## Alderley Place, Newtownabbey, County Antrim, BT36

**Offers Over: £154,950 To be advised**

Council Tax Band:

EPC Rating: C

Viewing Strictly By Appointment!

### Description

Reeds Rains are delighted to present for sale this semi detached home in the much sought after Alderley development, Newtownabbey. The property itself comprises Lounge, fitted kitchen and downstairs WC. The first floor is complete with three bedrooms, and a modern bathroom suite. This property is further enhanced with an enclosed rear garden and patio area, gas heating and off street parking.

### Entrance Hall

### Lounge

14'7" x 13'1" (4.45m x 4m)

Naturally bright and spacious lounge complete with laminate flooring and gas fire. Built in understair storage cupboard.

### Kitchen With Dinette

10'6" x 9'8" (3.2m x 2.95m)

Range of high and low level units with matching worktop surfaces. Integrated stainless steel electric hob and oven with stainless steel extractor fan overhead. Single drainer stainless steel sink unit with mixer tap. Plumbed for kitchen appliances. Ample casual dining space. Tiled flooring and tiled splashback areas. Access to rear.

### Stairs To First Floor Landing

### Bedroom One

9'9" x 8' (2.97m x 2.44m)

Complete with carpeted flooring

### Bedroom Two

9'10" x 7'2" (3m x 2.18m)

Complete with carpeted flooring. Built in storage cupboard

### Bedroom Three

10' x 7' (3.05m x 2.13m)

Complete with carpeted flooring

### Family Bathroom

Three piece white suite comprising of bath with thermostatic shower. Low flush WC, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan, and recessed spotlights.

### Externally

### Off Street Parking

Tarmac driveway to the front of the property

### Enclosed Rear Garden

Enclosed rear garden with extensive lawn. Paved patio area.

### Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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 Carnmoney 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

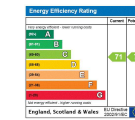
All Measurements are Approximate.

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.