

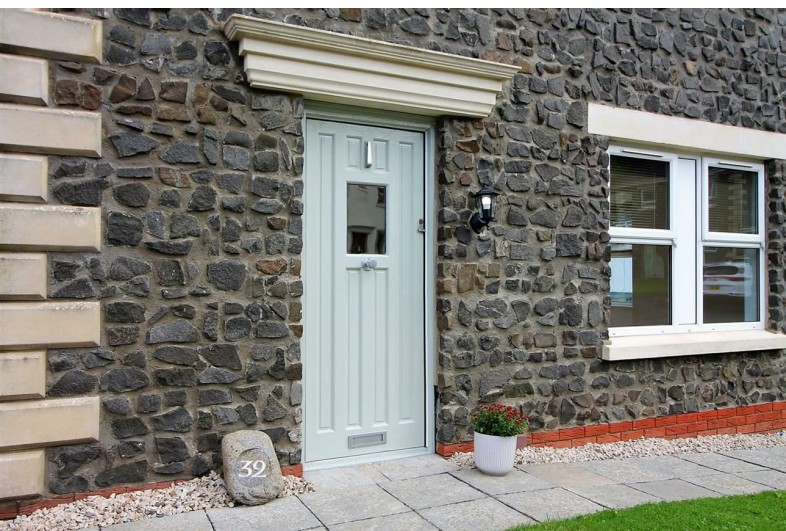


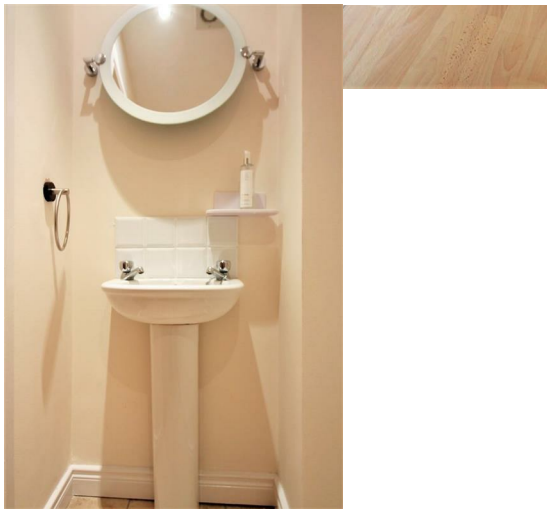
## 32 Alderley Place, Newtownabbey, BT36 7SJ

- Detached Family Home
- Lounge; Contemporary Decorative Fire
- Bathroom With Three Piece Suite
- Furnished Cloakroom
- Gardens Front, Side And Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway
- Convenient Location

Offers Over £184,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood double glazed front door. Wood laminate floor covering. Stairwell to first floor.

#### FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

#### LOUNGE 13'0" x 11'3" (plus bay)

Contemporary, wall recessed, glass fronted decorative fire. Dual aspect windows, with box bay window to side elevation. Wood laminate floor covering. Open arch leading to:





## **KITCHEN THROUGH DINING ROOM 20'0" x 8'0"**

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor. PVC double glazed French door with matching side screen leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to store and roof space.

### **BEDROOM 1 13'0" x 11'3" (wps)**

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

### **BEDROOM 2 11'2" x 8'1"**

### **BEDROOM 3 8'7" x 8'0"**

### **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower and curved glass shower screen over bath. Part panelling to walls. Splash back tiling to sink.

### **EXTERNAL**

Gardens front and side finished in lawn.

Private driveway finished in tarmac.

External lighting.

Fully enclosed rear garden finished in lawn 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.





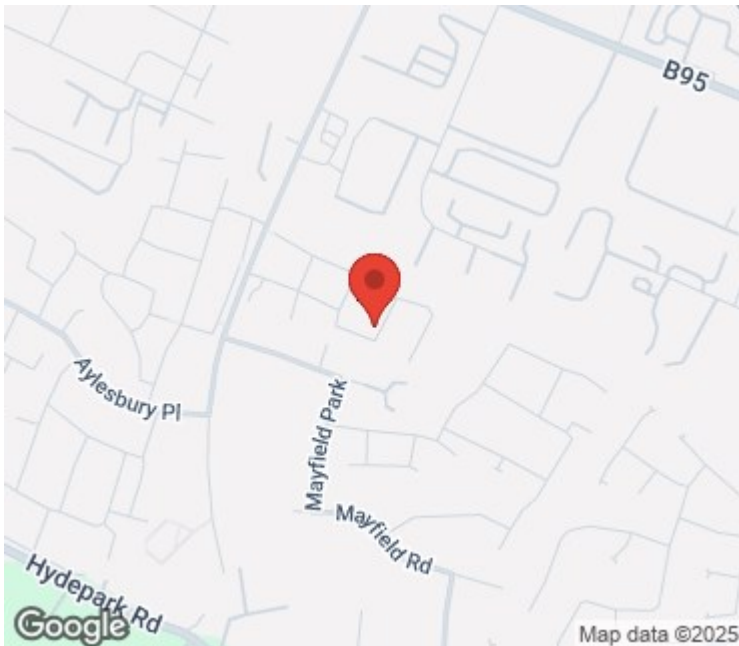
**Well presented, spacious, three bedroom detached family home with private driveway and gardens front, side and rear, occupying a prime site within the well sought after Alderley development, Newtownabbey.**

**The property comprises entrance hall, furnished cloakroom, lounge with contemporary, wall recessed, glass fronted decorative fire, open arch leading to kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and bathroom with white three piece suite.**


**Externally the property enjoys private driveway finished in tarmac, gardens front and side finished in lawn, and fully enclosed rear garden finished in lawn and paved patio area.**

**Other attributes include gas fired central heating, PVC double glazing and convenient location.**

**Early viewing strongly 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>68</b>	<b>72</b>
<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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