



## 33 BURNEYS LANE

Antrim Road  
Newtownabbey BT36

- Semi Chalet Villa
- 4 Bedrooms Master Ensuite
- Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- PVC Double Glazing / Oil
- Attached Garage
- Popular Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

**Offers Around £159,950**

# 33 Burneys Lane

Antrim Road, Newtownabbey, BT36 7AD



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Wood laminate flooring, radiator, under stairs storage

#### LOUNGE

12'0" x 11'3" (3.66m" x 3.43m")

Attractive fireplace, tiled inset, mahogany surround, wood laminate flooring, radiator

#### KITCHEN / DINER

11'3" x 8'6" (3.43m" x 2.59m")

Range of high and low level units, formica worktop, basin and a half stainless steel sink unit, cooker space, extractor fan, hotpress, partly tiled walls, wood laminate tile effect flooring, radiator

#### REAR PORCH / UTILITY

Plumbed for washing machine, worktop, tiled floor, stable door to rear

#### BEDROOM 3

12'0" x 9'2" (3.66m" x 2.79m")

Radiator

#### BEDROOM 4

9'2" x 8'6" (2.79m" x 2.59m")

Wood laminate flooring, radiator

#### BATHROOM

White suite comprising wood panelled bath, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator

#### FIRST FLOOR

#### LANDING

Storage cupboard

#### BEDROOM 1

10'11" x 10'10" (3.33m" x 3.30m")

Wood laminate flooring, radiator

#### ENSUITE

Fully tiled shower cubicle, electric shower, pedestal wash hand basin, low flush wc, tiled floor, heated towel radiator

#### BEDROOM 2

10'0" x 9'2" (3.05m" x 2.79m")

Radiator

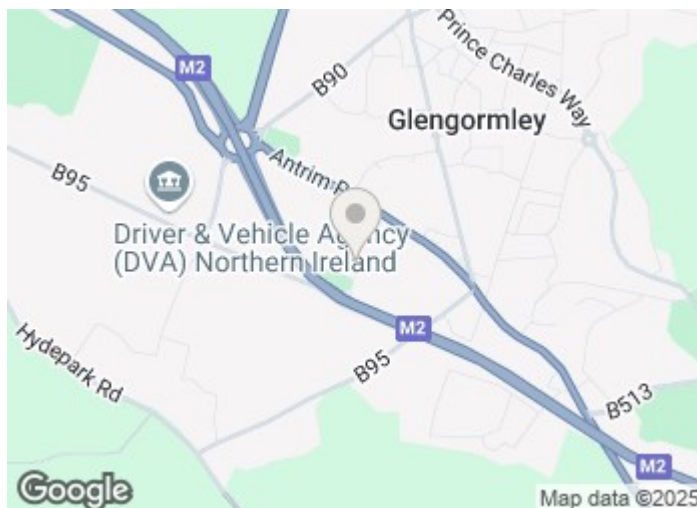
#### OUTSIDE

Ashphalt driveway for ample parking leading to an attached garage, roller shutter door, light and power.

Garden to front in lawn

Garden to rear in lawn with paved patio area

Boiler house and oil tank



## Directions



# Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

