

131 Burnthill Road, Newtownabbey, BT36 5HF



- **Modern Semi-Detached Home**
- **3 Bedrooms**
- **1 Reception**
- **Contemporary Fitted Kitchen and Informal Dining Area**
- **Modern First Floor Shower Room**
- **Private Enclosed Garden to Rear**
- **Driveway for Off Street Parking**
- **Oil Fired Central Heating/PVC Double Glazed**
- **Highly Popular Residential Location**
- **Excellent Opportunity for a First Time Buyer**

PRICE Offers Over £149,950

Positioned within a popular established residential area, this beautifully maintained semi detached home enjoys a spacious lounge, a contemporary shaker style fitted kitchen, modern shower room and three well proportioned bedrooms. Within close proximity to local schools, shops and public transport links. Ideally suited to first time buyers or young families. 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 matching side screens into spacious well presented entrance hall.

LOUNGE 13'8" x 10'9"

Feature picture style window. Quality laminate flooring.

FITTED KITCHEN WITH DINING 17'0" x 9'10"

Equipped with a comprehensive range of high and low level shaker style fitted units in gloss white finish and contrasting work surfaces. Granite sink unit with swan neck mixer tap. Integrated oven, separate four ring electric hob and an over head extractor fan housed in matching pull out canopy. Plumbed for washing machine. Space for free standing fridge freezer. Part tiled walls. Quality laminate flooring. PVC double glazed door to rear. Under stairs storage.

FIRST FLOOR

Access to roof space.

BEDROOM 1 13'9" x 8'10"

Quality laminate flooring.

BEDROOM 2 10'9" x 9'10"

Quality laminate flooring.

BEDROOM 3 9'6" x 7'10" at max

Built in storage cupboard. Hotpress cupboard. Quality laminate flooring.


MODERN SHOWER ROOM

Comprising fully tiled quadrant shower cubicle with electric shower unit, vanity unit with monobloc tap and a button flush WC.

OUTSIDE

Garden to front laid in neat, well maintained lawn with paved driveway leading to side of property.

Private enclosed garden to rear, screened by perimeter fence. Laid in lawn with paved walkways. Pebbled patio area.

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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