

## 24 Sharonmore Green, Newtownabbey, BT36 6YE



- Semi-Detached Chalet Bungalow
- 3 Well Proportioned Bedrooms
- 2 Receptions
- Modern Fitted Kitchen with Casual Dining Aspect
- Four Piece Family Bathroom Suite
- Ground Floor Furnished Cloakroom
- Attached Garage with Power and Lights
- Private Enclosed Garden to Rear
- Oil Fired Central Heating/PVC Double Glazed
- Highly Sought After Residential Location

**PRICE Offers Around £170,000**

*Positioned within a highly sought after, residential location, this spacious semi-detached chalet boasts family sized accommodation, briefly comprising a lounge, family room/dining room, modern shaker style fitted kitchen with dining aspect, furnished cloakroom, 4 piece family bathroom suite and 3 well proportioned bedrooms. An early viewing is highly recommended.*

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## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door with leaded glass insets and matching side screens into a spacious entrance hall with tiled floor.

### LOUNGE

Attractive feature wooden fireplace with tiled hearth and surround. Quality laminate flooring. Bay window.

### FURNISHED CLOAKROOM

Comprising low flush WC and pedestal wash hand basin. Tiled floor.

### MODERN FITTED KITCHEN

With casual dining aspect. Equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Space for free standing cooker. Over head extractor fan housed in matching pull out canopy. Plumbed for washing machine. Tiled floor. Part tiled floor. PVC Double glazed door to rear garden.

### FAMILY ROOM

Laminate flooring. PVC Double glazed sliding door to rear garden.

### FIRST FLOOR

Shelved hot press storage cupboard.

### BEDROOM 1 17'4" x 11'9" at max

Spacious master bedroom.

### BEDROOM 2 13'9" x 8'2"

Laminate flooring. Velux window.

### BEDROOM 3 11'5" x 8'6"

Laminate flooring.

### FOUR PIECE FAMILY BATHROOM

Comprising panel bath, shower cubicle with electric shower unit, low flush WC and pedestal wash hand basin. Tiled walls. Tiled floor.


### ATTACHED GARAGE 19'4" x 10'9"

Equipped with power and lights. Roller shutter door.

### OUTSIDE

Neat garden to front laid in lawn. Driveway to side, leading to attached garage.

Private enclosed garden to rear, screened by hedgerows. Laid in lawn with paved walk ways and patio decking area.

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>Northern Ireland</b>		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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