



## 30 Alderley Place Mallusk, Newtownabbey, BT36 7WW

**Offers Around  
£152,500**

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in this much sought after development and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; tiled entrance porch, lounge with feature hole in the wall style fireplace with multi fuel burning stove, rear hall with access to downstairs WC and a modern white high gloss fitted kitchen with range of built in appliances and access to rear.

Upstairs there are two bedrooms and a modern bathroom with white suite.

Other benefits include Gas heating and PVC double glazing.

Outside there is a tarmac driveway to front and a fully enclosed garden to rear in lawn with patio area.

Early viewing recommended !!

# 30 Alderley Place

## Mallusk, Newtownabbey, BT36 7WW



- Semi Detached Villa
- Two Bedrooms
- Lounge
- Luxury Kitchen / Diner
- Luxury White Bathroom
- PVC Double Glazing
- Gas Heating
- Driveway & Garden

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE PORCH

PVC double glazed front door. tiled floor

##### LOUNGE

14'5" x 13'11" (4.39 x 4.24)  
Feature hole in the wall style fireplace with multi fuel burning stove . Wood laminate flooring. Under stairs storage. radiator.

##### REAR HALLWAY

radiator and wood laminate flooring.

##### DOWNSTAIRS W.C.

Low flush w.c, vanity unit, tiled floor and radiator,

#### KITCHEN / DINER

10'4" x 9'7" (3.15 x 2.92)  
Modern range of white high gloss high and low level wall units, formica work surfaces, single drainer stainless steel sink unit, built in under oven, hob, stainless steel extractor fan, integrated washing machine, dishwasher and fridge freezer, gas boiler, part tiled walls, tiled floor, radiator and double glazed back door.

#### FIRST FLOOR

##### LANDING

Access to roofspace. built in part mirrored sliding robe.

#### BEDROOM 1

14'5" x 10'1" (4.39 x 3.07) radiator.

#### BEDROOM 2

10'3" x 7'11" (3.12 x 2.41) radiator.

#### BATHROOM

Modern white suite comprising panelled shower bath with thermostatic shower above and screen, vanity unit, low flush w.c, partly tiled walls, tiled floor, radiator.

#### OUTSIDE

Tarmac driveway to front. Enclosed garden to rear in lawn with covered patio area. garden shed



| 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>                            | 70                      | 73        |
| (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 |           |



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

**WHICH MORTGAGE WILL SUIT ME BEST?**

**HOW MUCH DEPOSIT WITH I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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