



32 Ashgrove Road, Newtownabbey, BT36 6LJ

- Semi Detached Home
- Lounge Through Dining Room
- Deluxe Bathroom With Three Piece Suite
- Private Driveway; Attached Garage
- Elevated Views Towards Cave Hill
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Gardens Front And Rear
- Convenient Location

Offers Over £189,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Wood laminate floor covering. PVC double glazed picture window to front elevation. Glazed, panelled door leading into:

ENTRANCE HALL

Stairwell leading to first floor. Wood laminate floor covering.

LOUNGE THROUGH DINING ROOM 20'8" x 15'5" (wps)

Wood laminate floor covering. Focal point electric fire with floating sleeper style mantle over. PVC double glazed sliding patio door with matching side screen leading to rear garden. Access to under stairs storage cupboard.



KITCHEN 9'0" x 7'6"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Composite sink unit with matching draining bay. Integrated four ring, touch screen hob with stainless steel, pyramid style extractor canopy over. Integrated, under counter electric oven. Integrated fridge freezer. Plumbed for automatic washing machine. Part tiled walls. Wood strip effect tiled floor. Recessed spotlights. Dual aspect windows with picture window to front elevation. PVC double glazed door leading to driveway/service area.

FIRST FLOOR

LANDING

Access to roof space and hot press.

BEDROOM 1 15'5" x 9'10" (wps)

Wood laminate floor covering. Picture window to front elevation enjoying elevated views towards Cave Hill. Access to built in store with light.

BEDROOM 2 9'11" x 8'8"

Wood laminate floor covering. Picture window to rear elevation. Recessed spotlights.

BEDROOM 3 9'2" x 8'1"

Wood laminate floor covering. Picture window to side elevation, enjoying elevated views towards Cave Hill. Recessed spotlights.

DELUXE FULLY TILED BATHROOM 6'9" x 6'3"

Contemporary, white three piece suite comprising 'P-shaped' panelled bath, vanity unit and WC. Thermostat controlled shower unit, drench shower head, mixer taps, and glass shower screen over bath. Chrome towel radiator. Recessed spotlights.

EXTERNAL

Fully enclosed front garden finished mainly in lawn.

Private driveway finished in tarmac.

Further driveway area/service area finished in tarmac.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden finished in artificial grass and paved patio area with matching steps and service area.

External lighting.

Outside tap.

ATTACHED GARAGE 18'11" x 9'10"

PVC coated roller shutter door, separate PVC double glazed service door, gas fired central heating boiler, light and power.

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.





Immaculately presented, three bedroom semi detached home with private driveway, attached garage and fully enclosed rear garden, situated on the conveniently located and popular Ashgrove Road, Newtownabbey, in close proximity to local amenities, schools, public transport routes and main commuter networks.

The property comprises entrance porch, entrance hall, lounge through dining room with sliding patio door leading to rear garden, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with white three piece suite.


Externally the property enjoys private driveway finished in tarmac, further driveway area/service area finished in tarmac leading to attached garage, and fully enclosed, low maintenance rear garden finished in artificial grass and paved patio area.

Other attributes include gas fired central heating, PVC double glazing, elevated views towards Cave Hill, and convenient location.

Early viewing strongly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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 	

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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