

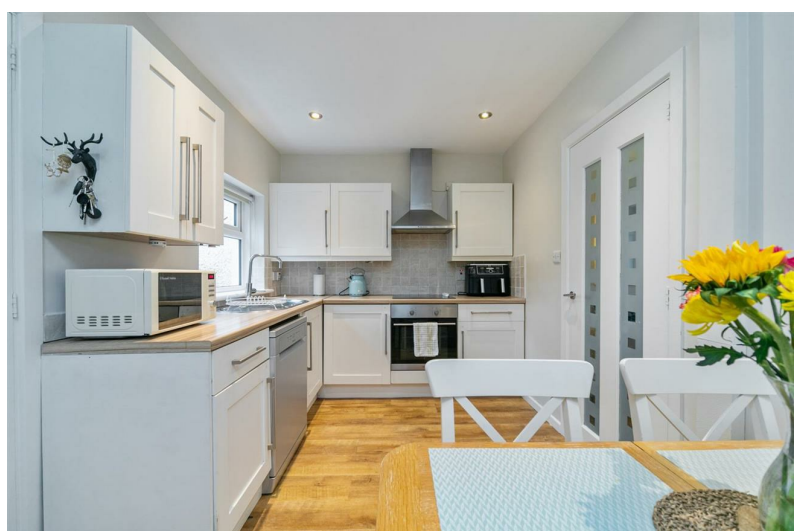


## 2 Serpentine Gardens, Newtownabbey, BT36 7EZ

- Semi Detached Home
- Bay Fronted Lounge
- Utility Hall
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Three Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; White Three Piece Suite
- Private Driveway
- Ideal First Time Buy/Buy To Let

Offers Over £109,950

EPC Rating



2 Serpentine Gardens, Newtownabbey, BT36 7EZ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 13'5" x 10'5" (wps)

Bay window to front elevation. Wood laminate floor covering. Access to under stairs store. Glass panelled door leading to:



## **KITCHEN WITH INFORMAL DINING AREA 13'3" x 7'11"**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven. Space and plumbed for dishwasher. Splashback tiling to walls. Wood laminate floor covering. Glass panelled door leading to:

## **UTILITY HALL**

Plumbed and space for washing machine. LVT flooring. PVC double glazed door to rear garden.

## **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls. LVT flooring.

## **FIRST FLOOR**

### **LANDING**

Wood laminate floor covering. Access to roof space.

### **BEDROOM 1 10'5" x 8'10"**

Wood laminate floor covering. Access to large, built in wardrobe with gas fired central heating boiler.

### **BEDROOM 2 11'2" x 6'2"**

View towards Cave Hill. Wood laminate floor covering.

### **BEDROOM 3 8'0" x 7'0"**

View towards Cave Hill. Wood laminate floor covering.

## **EXTERNAL**

Front garden finished in lawn.

External lighting.

Large, fully enclosed side garden, finished in artificial grass and timber decking.

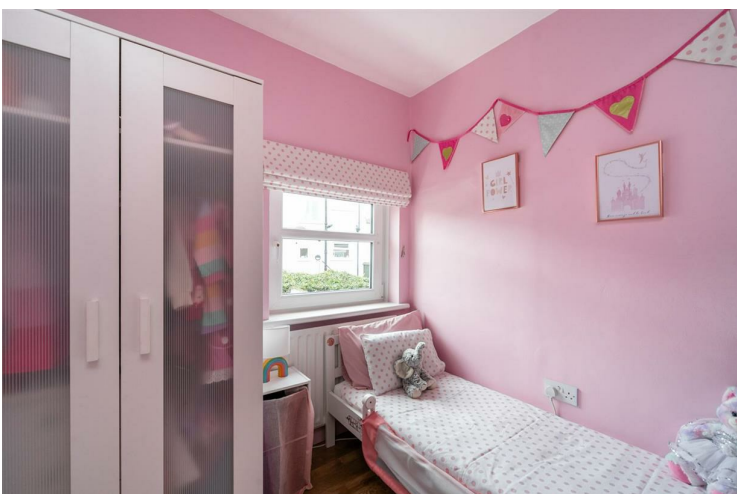
External power points.

Rear yard with outside tap.

Generous sized, private driveway area, finished in decorative stone.

## **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, extended, three bedroom, semi detached home with private driveway, conveniently located off Serpentine Road, Newtownabbey.**

**The property comprises entrance hall, bay fronted lounge, kitchen with informal dining area, utility hall, bathroom, and three first floor bedrooms.**

**Externally, the property enjoys private driveway, and garden area to front, side and rear.**

**Other attributes include gas heating, PVC double glazing and views towards Cave Hill.**

**Ideal first time buy / buy to let alike.**

**Early viewing recommended to avoid disappointment.**



### 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	

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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