



30 Blackrock Lane, Newtownabbey, BT36 4AB

- Mid Town House Property
- Lounge; Gas Fire
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Allocated Parking For Two Cars
- Three Bedrooms; Principal En Suite
- Kitchen With Informal Dining Area
- Bathroom; En Suite Shower Room
- Enclosed Gardens Front & Rear
- Convenient Location

Offers Over £169,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Georgian style, hardwood, panelled front door with double glazed fanlight over. Stairwell to first floor.

LOUNGE 14'0" x 12'4" (wps)

Gas fire in cast iron fireplace with tiled hearth and timber surround. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 19'8" x 10'0"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 7'0" x 6'4"

Range of low level fitted storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. Access to furnished cloakroom. Hardwood, double glazed door to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 12'6" x 9'1" (plus recess)

ENSUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 11'10" x 9'1" (wps)

BEDROOM 3 6'11" x 6'4"

BATHROOM

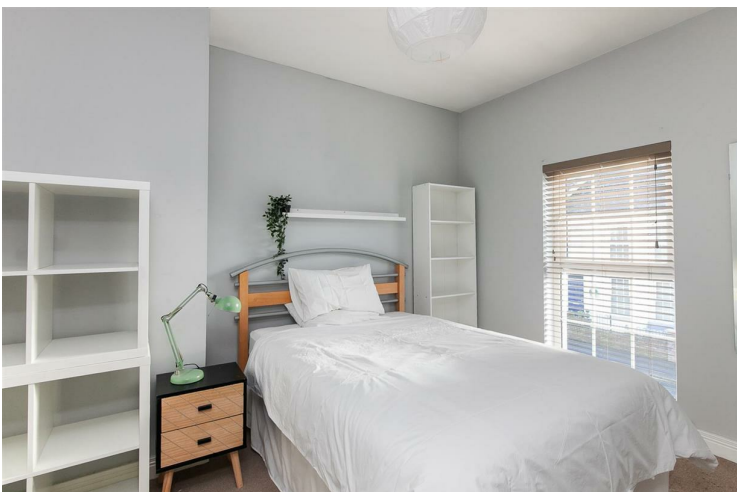
Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Splashback tiling to walls. Tiled floor.

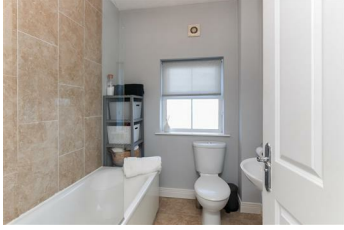
EXTERNAL

Low maintenance, fully enclosed front garden, finished in decorative stone and paving.

External lighting.

Fully enclosed rear garden, finished in paved patio area,





timber decking and slate chippings.
 Outside tap.
 Allocated parking for two cars.



Well presented, three bedroom, mid town house property, situated within the popular Blackrock development, Mallusk, Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, utility room, furnished cloakroom, three bedrooms, to include principal en suite, and separate family bathroom.

Externally, the property enjoys fully enclosed garden, with two allocated parking spaces directly behind.

Other attributes include gas heating, PVC double glazing and convenient location.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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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