



35 Beverley Road, Newtownabbey, BT36 6QD

- Semi Detached Home
- Lounge; Separate Dining Room
- Bathroom With Three Piece Suite
- Fixed Stairwell To Floored Roof Space
- Gardens Front And Rear
- Three Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Heating
- Private Driveway; Matching Detached Garage
- Convenient Location

Offers Over £179,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor. Glass panelled door with matching side screen leading to:

LOUNGE 14'10" x 12'3" (wps) plus open bay window to front

Wood laminate floor covering. Open arch leading to:

DINING ROOM 10'11" x 7'10"

Wood laminate floor covering. PVC double glazed French doors leading to rear garden. Glass panelled door leading to:



KITCHEN 10'11" x 9'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Access to under stairs store. Tiled floor. PVC double glazed French door leading to rear garden.

FIRST FLOOR

LANDING

Access to hot press. Fixed stairwell to floored roof space.

BEDROOM 1 14'0" x 10'2" (wps)

Elevated rural view towards Knockagh and Mossley Mill. Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 2 10'2" x 9'4"

BEDROOM 3 8'10" x 7'8" (wps)

Rural view towards Knockagh and Mossley Mill. Built in wardrobe. Wood laminate floor covering.

BATHROOM

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

FLOORED ROOFSpace 18'1" x 12'2"

Power, light, Velux windows, double radiator and access to under eaves storage.

EXTERNAL

Double gates leading to generous sized private driveway area finished in tarmac.

Front garden finished in lawn and mature trees.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Double gates leading to further driveway area.

Fully enclosed rear garden finished in lawn and paving.

Outside tap.

MATCHING DETACHED GARAGE 18'10" x 11'5"

Up and over door. Separate service door to garden. Power, light and oil fired central heating boiler and PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information





for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Well presented, three bedroom/two reception, semi detached home with floored roof space and matching detached garage, conveniently situated on Beverley Road, in the Carrmonee area of Newtownabbey.

The property comprises entrance hall, lounge, separate dining room, modern fitted kitchen, three well-proportioned bedrooms, bathroom with white three piece suite, and floored roof space (with light, power, radiator, wood laminate floor covering and velux windows).

Externally the property enjoys private driveway finished in tarmac, matching detached garage, front garden finished mainly in lawn, and fully enclosed rear garden finished in lawn and paved patio area.

Other attributes include oil fired heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(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 are 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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