COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

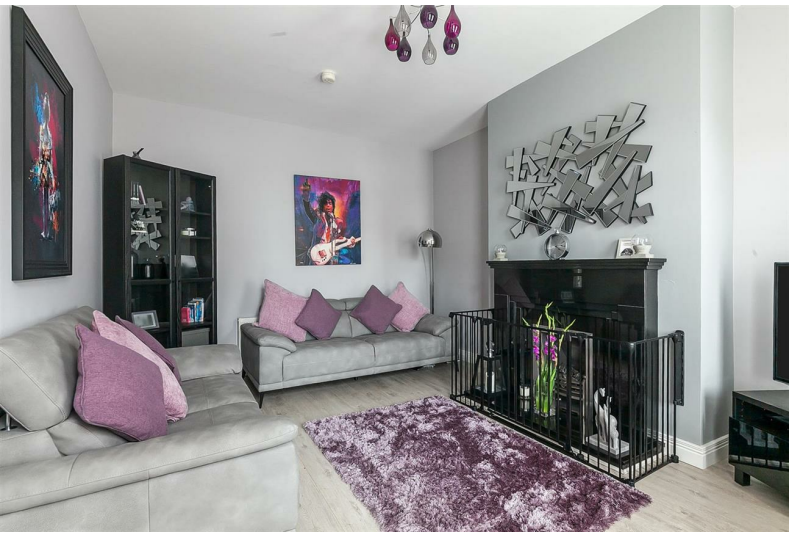
T: 028 90 832 832
colingrahamresidential.com

15 Blackrock Lane, Newtownabbey, BT36 4AH

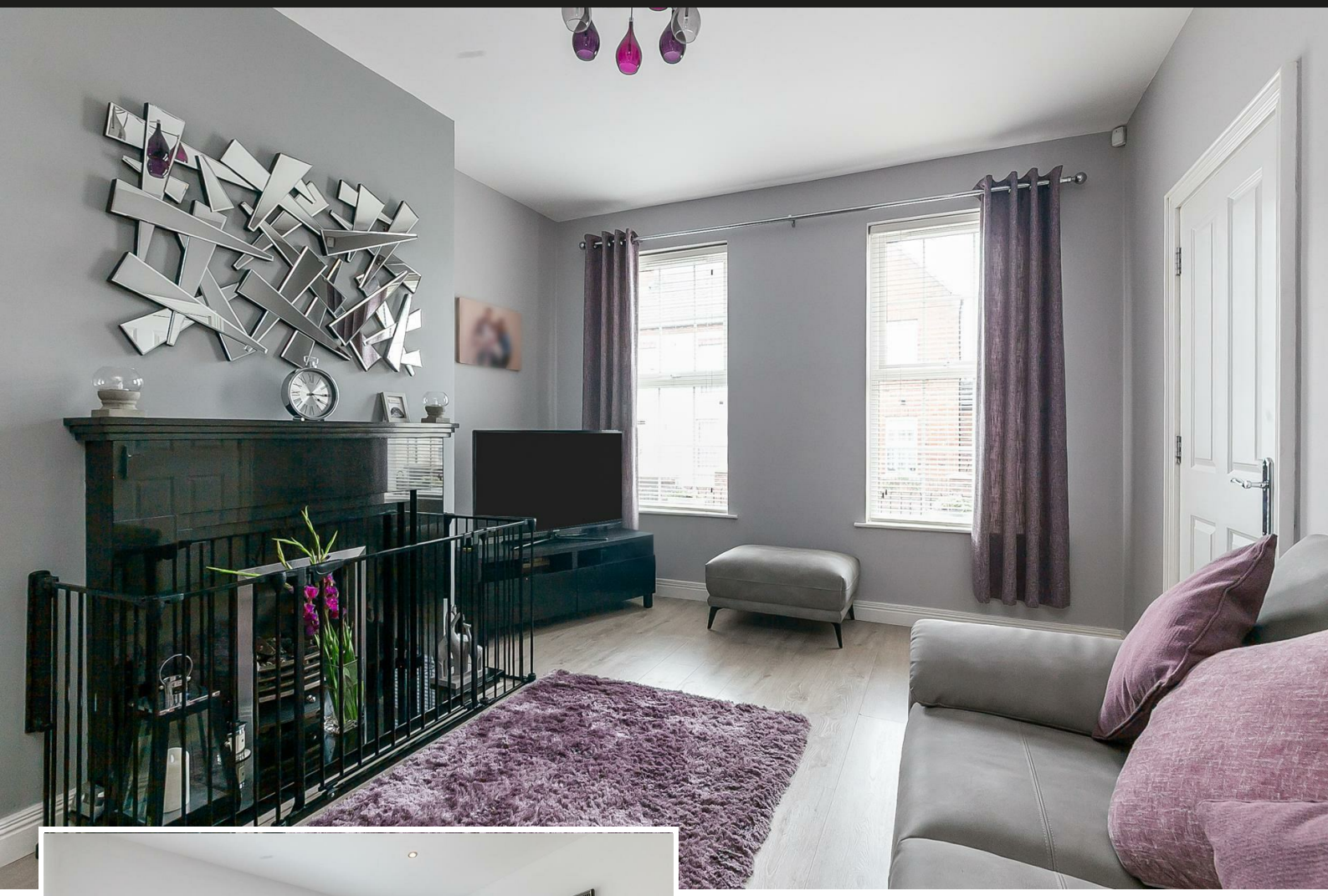
- Georgian Style, Mid Town House
- Lounge; Gas Fire
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Four Bedrooms; Principal With En Suite
- Kitchen Through Dining / Living Room
- Deluxe Family Bathroom
- Two Allocated Parking Spaces To Rear
- Convenient, Well Sought After Location

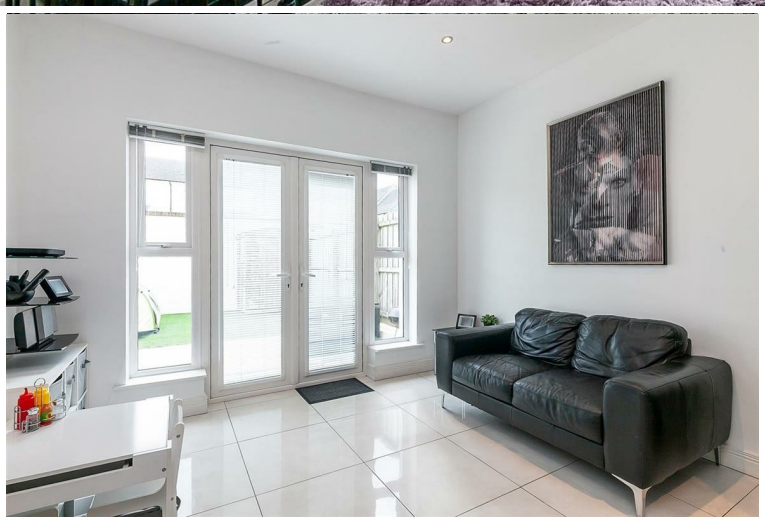
Offers Over £199,950

EPC Rating C



15 Blackrock Lane, Newtownabbey, BT36 4AH





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Georgian style, hardwood panelled, front door with matching double glazed fan light over. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

LOUNGE 15'8" x 11'8"

Gas fire in polished granite fireplace, with matching hearth. Twin windows to front elevation. Wood laminate floor covering.

[redacted]

[redacted]

KITCHEN THROUGH DINING / LIVING ROOM 20'11" x 11'8"

Modern fitted kitchen with range of high and low level storage units finished with high gloss doors and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with matching draining bay. Range of integrated appliances comprising gas hob, oven and dishwasher. Space and plumbed for American style fridge freezer. Splash back tiling to work surface. Tiled floor. PVC double glazed French doors and matching side screen to rear garden.

UTILITY ROOM 7'3" x 6'4"

Range of high and low level storage units in high gloss doors and contrasting melamine work surface to match kitchen. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler. Tiled splash back to work surface. Tiled floor. Hardwood double glazed rear door.

FIRST FLOOR

LANDING

Access to built in store. Access via slingsby style ladder to partially floored roof space with light.

PRINCIPAL BEDROOM 13'6" x 10'2" (plus robes)

Fitted wardrobe in sliding mirrored doors. Twin windows to front elevation.

DELUXE EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Tiled floor.

BEDROOM 2 11'10" x 9'1"

Wood laminate floor covering.

BEDROOM 3 9'8" x 6'5"

Wood laminate floor covering.

BEDROOM 4 8'1" x 5'9"

DELUXE FAMILY BATHROOM

White four piece suite comprising panelled bath with mixer taps, separate fully tiled shower enclosure, semi pedestal wash hand basin, and WC. Thermostat controlled shower unit. Splash back tiling to bath. Tiled floor. Chrome towel radiator.

EXTERNAL

Low maintenance front garden finished in coloured stone.
Low maintenance rear garden finished in artificial lawn and paved patio area.
Two allocated parking spaces to rear, finished in brick pavior.
External lighting.
Outside tap.

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.

[redacted]

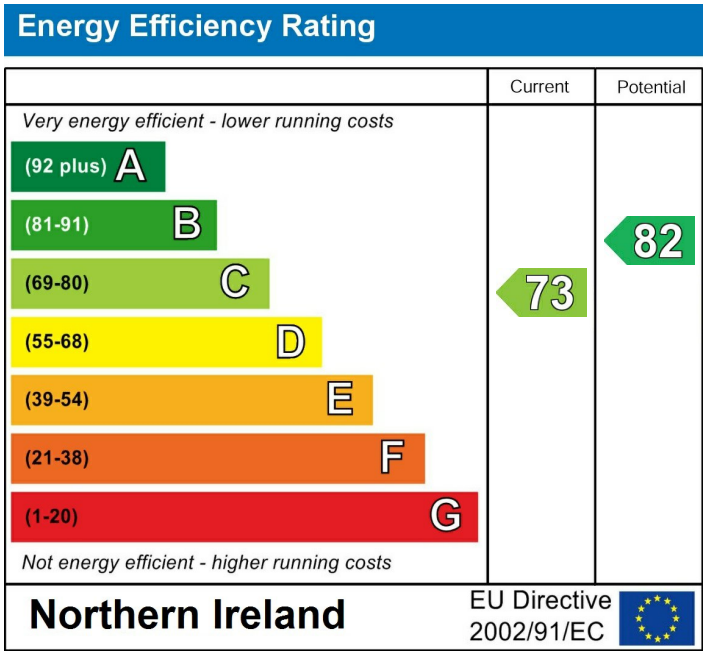
Immaculately presented, Georgian style, four bedroom, mid townhouse, with two allocated parking spaces and low maintenance rear garden, situated within the conveniently located and popular Blackrock development, Mallusk, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge with gas fire, kitchen through dining/living room, separate utility room, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and separate, deluxe family bathroom with four piece suite.

Externally, the property enjoys low maintenance front garden finished in coloured stone, low maintenance rear garden finished in artificial lawn and paved patio area, and two allocated parking spaces to the rear, finished in brick pavior.

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

Early viewing highly recommended to avoid disappointment.



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

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT