



6 Cherrylands, Newtownabbey, BT36 6AU

- Mid Town House Property
- Lounge and Dining Room
- Bathroom; White Suite
- PVC Double Glazing
- Low Maintenance Gardens
- Three Well-Proportioned Bedrooms
- Separate Modern Fitted Kitchen
- Gas Heating
- Private Driveway
- Convenient Location

Offers Over £149,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen.  
Wood laminate floor covering. Access to under stairs store.  
Stairwell to first floor.

#### LOUNGE 12'7" x 11'11"

Bay window to front elevation. Focal point fireplace. Open arch leading to:

#### DINING ROOM 9'7" x 7'9"

Tile effect wood laminate floor covering.



## **KITCHEN 10'4" x 9'6"**

Modern fitted white, high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to driveway.

## **LANDING**

Access to roof space.

## **BEDROOM 1 12'7" x 8'10"**

## **BEDROOM 2 11'6" x 9'8" (wps)**

## **BEDROOM 3 9'6" x 9'4" (wps)**

## **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled main shower unit and glass shower screen over bath. Access to store with gas fired central heating boiler. Fully tiled walls. Tile effect wood laminate floor covering.

## **EXTERNAL**

Low maintenance front garden finished in slate chippings and decorative stone.

External lighting.

Fully enclosed rear garden finished in lawn.

Double gates leading to private driveway area finished in tarmac.

Paved service area.

Outside tap.

## **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, mid town house property, with private driveway to rear, conveniently situated off the Doagh Road, Newtownabbey.**

**The property comprises entrance hall, bay-fronted lounge, open arch to dining room, separate modern fitted kitchen, three bedrooms, and bathroom, with white three piece suite.**


**Externally, the property enjoys low maintenance gardens, front and rear, and private driveway.**

**Other attributes include gas heating and PVC double glazing.**

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

**Early viewing highly 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>	<b>77</b>	<b>77</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 	

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