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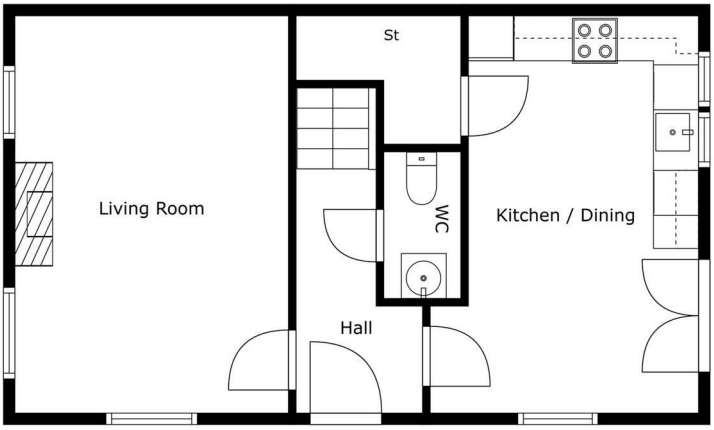


6 Blackrock Close, Newtownabbey, BT36 4AL

- Georgian Style Detached Home
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Bathroom; En Suite Shower Room
- Fully Enclosed Rear Garden
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Allocated Parking To Rear

Offers Over £249,950

EPC Rating C



Floorplan Is For Illustrative Purposes Only And Is Not To Scale



6 Blackrock Close, Newtownabbey, BT36 4AL





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, Georgian style front door with double glazed fanlight over. Tiled floor. Stairwell to first floor. Feature height ceiling, continuing throughout remainder of home.

FURNISHED CLOAKROOM

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

LOUNGE 17'2" x 12'0"

Dual aspect windows. Cast iron wood burning stove in tiled inglenook style fireplace with slate hearth. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 17'2" x 10'0" (plus recess)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite 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. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Dual aspect windows. Access to under stairs store with gas fired central heating boiler. PVC double glazed French doors leading to rear garden.







FIRST FLOOR

LANDING
Access to roof space. Positive air ventilation system.

PRINCIPAL BEDROOM 13'4" x 10'5"
Dual aspect windows.

DELUXE EN SUITE SHOWER ROOM
Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 13'7" x 8'8" (wps)
Dual aspect windows.

BEDROOM 3 12'9" x 8'1" (wps)
View towards landscaped green.

DELUXE FAMILY BATHROOM
Contemporary, white, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL
Front garden finished in lawn and paving.
External lighting.
Fully enclosed rear garden finished in lawn, paved patio area and timber decking.
Outside tap.
External power points.
Allocated parking area to rear.

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.

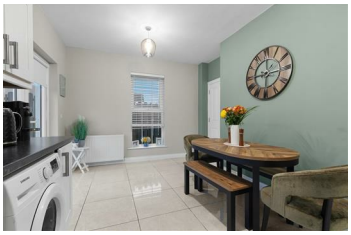
CUSTOMER DUE DILIGENCE
As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

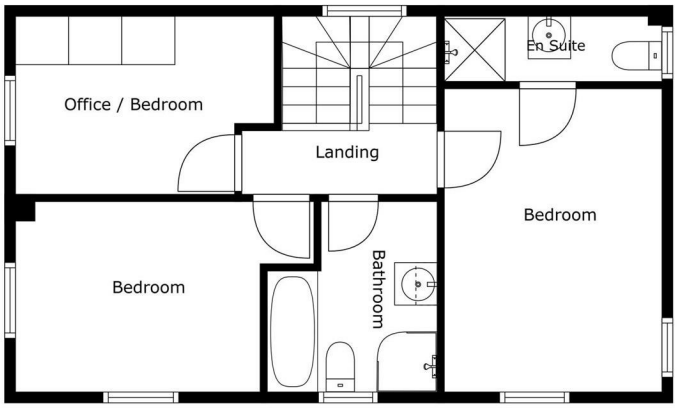
These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.







Well presented, three bedroom, Georgian style detached home, situated within the popular and conveniently positioned Blackrock development, Mallusk, Newtownabbey.

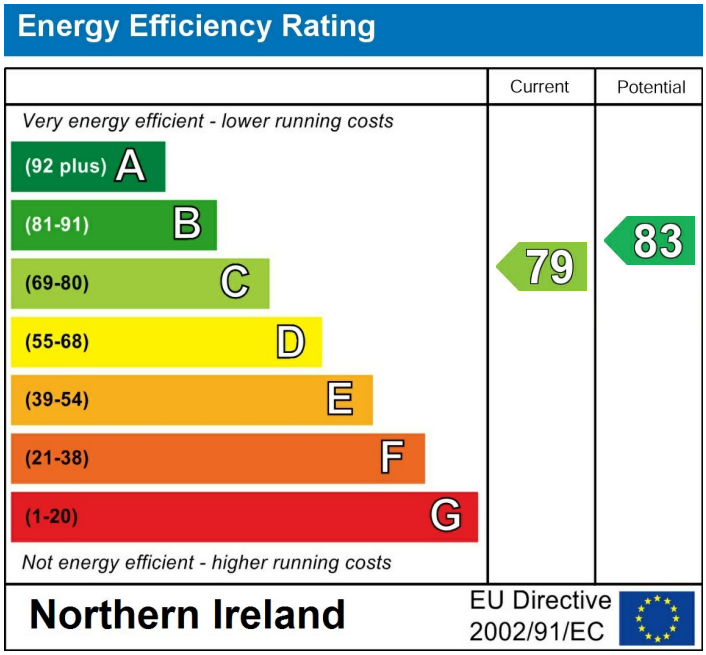
The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen through dining room, three well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys front and rear gardens, and allocated parking to rear.

Other attributes include gas heating, PVC double glazing, view towards landscaped green, and regular bus service to and from Belfast city centre.

Early interest highly recommended.





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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