

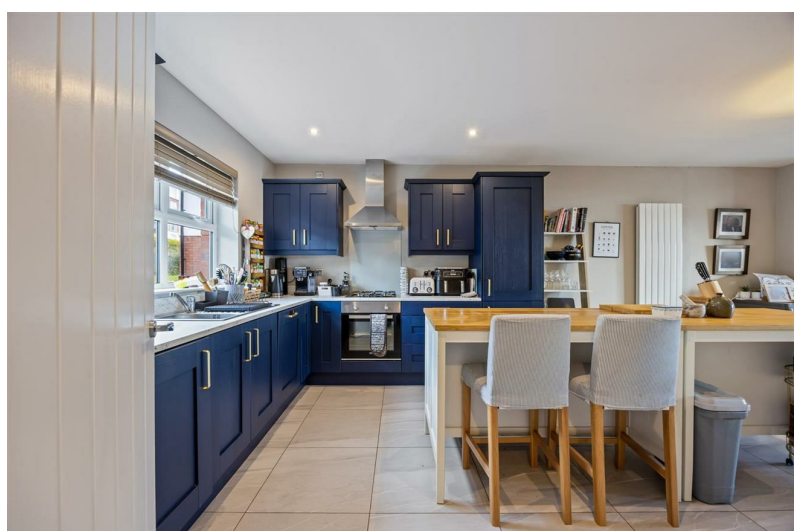
SALE AGREED

2 Northview Lane, Newtownabbey, BT36 7FT

- Modern, Semi Detached Home
- Lounge Through Dining Room
- Furnished Cloakroom
- En Suite Shower Room
- Private Driveway and Garden
- Four Bedroom; Principal En Suite
- Kitchen With Informal Dining Area
- Deluxe Family Bathroom
- Gas Heating; PVC Double Glazing
- Views Towards Belfast Lough and Cave Hill

Offers Over £265,000

EPC Rating B



2 Northview Lane, Newtownabbey, BT36 7FT



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor. Access to cloakroom. Access to under stairs store.

FURNISHED CLOAKROOM

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

LOUNGE THROUGH DINING ROOM 20'2" x 12'7"

Wood burning stove on slate hearth. Wood laminate floor covering. PVC double glazed French doors with matching side screens leading to rear garden. View towards Belfast Lough. Open arch leading to:



KITCHEN WITH INFORMAL DINING AREA 19'11" x 12'1"

Modern fitted kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with glass splashback and stainless steel extractor hood over. Integrated oven, fridge freezer, washing machine and dishwasher. Upstands to walls to match worktop. Tiled floor. Gas fired central heating boiler (housed within matching unit)

FIRST FLOOR

LANDING

Access to shelved store and roof space.

PRINCIPAL BEDROOM 16'7" x 11'10" (wps)

Aluminium framed double glazed sliding patio door leading to Juliet style balcony with view towards Belfast Lough, Belfast Harbour and Knockagh.

EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat control main shower unit with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 12'1" x 8'7"

View towards Cavehill.

BEDROOM 3 12'7" x 7'11"

View towards Belfast Lough, Belfast Harbour and Knockagh.

BEDROOM 4 10'9" x 7'8" (wps)

View towards Cavehill.

DELUXE FAMILY BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, floating vanity unit and WC. Thermostat control main shower unit with drench shower head. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Double driveway finished in tarmac.

Front and side garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio areas, decorative stone and range of plants, trees and shrubbery.

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, four bedroom, modern, semi detached home, situated within the recently constructed, well sought after Northview Lane development, off Antrim Road, in the Ben Madigan/Bellevue area of Newtownabbey.

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

Externally, the property enjoys private double driveway, and fully enclosed, landscaped rear garden.

Other attributes include gas heating, PVC double glazing, convenient location, and views towards Belfast Lough and Cave Hill.

Early viewing highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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 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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