



1 Alderley Crescent, Newtownabbey, BT36 7WY

- Immaculately Presented Detached Home
- Lounge; Gas Fire
- Family Shower Room; Furnished Cloakroom
- Private Driveway
- Fully Enclosed Rear Garden
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Car Port
- Convenient Location

Offers Over £195,000

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

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

LOUNGE 14'0" x 13'1" (wps)

Dual aspect windows. Bay window to side elevation. Contemporary, wall recessed, gas fire. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 20'0" x 8'1"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with stainless steel extractor hood over. Integrated oven and dishwasher. Plumbed and space for washing machine. Splashback tiling to walls. Gas fired central heating boiler (housed within matching unit). Tiled floor. PVC double glazed French door with matching side screen leading to rear garden.

FIRST FLOOR

LANDING

Access to utility store and roof space. Feature height ceiling continuing throughout first floor.

BEDROOM 1 11'3" x 10'0" (wps)

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit and drench shower head. Part tiling to walls. Tiled floor.

BEDROOM 2 11'2" x 8'1"

BEDROOM 3 8'2" x 7'11" (wps)

Wall to wall fitted wardrobes in mirror and glass panelled sliding doors.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized, fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. splashback tiling to sink. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

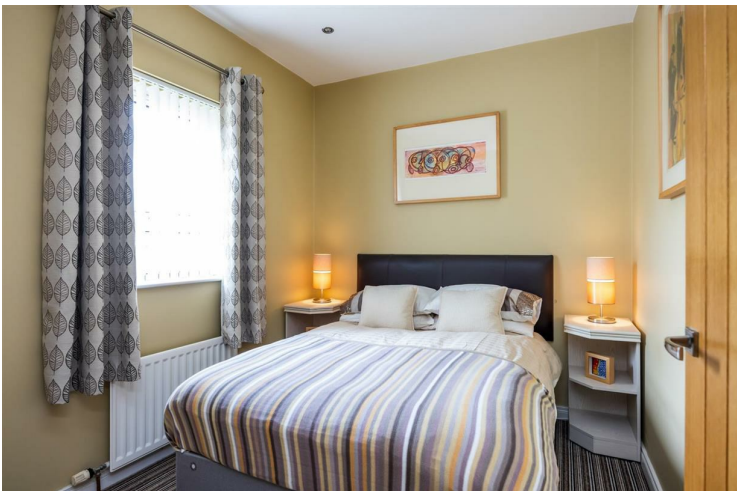
Tiled carport.

Front and side garden finished in lawn with range of plants, trees and shrubbery.

External lighting.

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

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.



Immaculately presented, three bedroom, detached home, with private driveway and car port, conveniently situated within the Alderley area of Mallusk, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, three well-proportioned bedrooms, to include principal en suite, and separate family shower room.

Externally, the property enjoys generous sized private driveway, car port, and fully enclosed rear garden, finished in lawn, paved patio area and range of plants, trees and shrubbery.

Other attributes include gas 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		85
(69-80) C	70	
(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 and 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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