



174 Jordanstown Road, Newtownabbey, BT37 0LY

- Detached Family Home
- Kitchen With Informal Dining Area
- Principal Bedroom; En Suite Shower Room
- Private Driveway
- Mature Gardens Front & Rear
- Three Bedroom; Three+ Reception
- Fully Tiled Bathroom
- Gas Heating; PVC Double Glazing
- Integral Garage
- Convenient, Well Sought After Location

Offers Over £245,000

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Part wood panelled glass door with matching side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 17'1" x 11'3" (wps)

Open fire in granite fireplace with contrasting granite inset and timber surround. Fitted storage unit and shelving. Wood laminate floor covering. Picture window to front elevation. Glass panelled French doors leading to:

DINING ROOM 12'0" x 10'8"

Wood laminate floor covering. Open arch leading to:

FAMILY ROOM 14'0" x 10'4"

Aluminium double glazed sliding patio door leading to rear garden. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 11'0" x 10'2" (wps)

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 ceramic hob with stainless steel extractor hood over. Integrated oven. Space for undercounter fridge. Plumbed and space for dishwasher. Splashback tiling to walls. Tiled floor. Glass panelled door leading to:

REAR HALL

Tiled floor. Access to store. Access to integral garage. Glass panelled door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 11'11" x 9'11" (wps)

Built in wardrobe.

EN SUITE SHOWER ROOM

White three piece suite comprising shower enclosure, wash hand basin and WC. Thermostat control main shower unit. Half panelling to walls. Tiled floor.

BEDROOM 2 14'0" x 11'10" (wps)

Built in store with gas fired central heating boiler.

BEDROOM 3 9'2" x 8'5" (wps)

Built in wardrobe/store.

FULLY TILED BATHROOM

Contemporary, white three piece suite comprising tiled case bath, semi pedestal wash hand basin and WC. Thermostat control main shower unit and glass shower screen over bath. Chrome towel radiator.

EXTERNAL

Generous sized private driveway finished in tarmac.

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

Tiled entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Private fully enclosed rear garden finished in lawn.

Paved patio areas, concrete and range of mature plants, trees and shrubbery.

Outside tap.

INTEGRAL GARAGE 16 x 10 (approx)

Up and over door, with separate service door to rear hall.

Power and light.

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.

Well presented, three bedroom/three+ reception, detached family home, conveniently positioned off the Jordanstown Road, Newtownabbey.

The property comprises entrance hall, lounge, dining room, family room, kitchen with informal dining area, rear porch, three well-proportioned bedrooms, to include principal en suite, and fully tiled bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys private driveway area, integral garage, and mature gardens front and rear.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(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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