



## 64 Serpentine Gardens, Newtownabbey, BT36 7EZ

- Extended, Semi Detached Home
- Bay Fronted Lounge
- Bathroom; White Suite
- Private Driveway
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Views Towards Belfast Lough and Cave Hill

Offers Over £134,950

EPC Rating





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 13'7" x 13'6" (wps)

Bay window to front elevation. Wood laminate floor covering. Access to under stairs storage. Glass panelled door leading to:



## **KITCHEN WITH INFORMAL DINING AREA 13'3" x 8'0"**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with glass splashback and stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine. Splashback tiling to walls. Wood laminate floor covering. Open arch leading to:

## **REAR HALL**

Wood laminate floor covering. Gas fired central heating boiler. PVC double glazed door to rear garden.

## **BATHROOM**

White, three piece suite comprising panelled bath, vanity unit and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 13'5" x 8'11" (wps)**

View towards Belfast Lough.

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

Built in wardrobe/store.

### **BEDROOM 3 8'0" x 7'0"**

## **EXTERNAL**

Private driveway area finished in concrete.

Low maintenance front garden finished in decorative stone.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.

Outside tap.

## **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, extended, three bedroom, semi detached home with private driveway, conveniently located off Serpentine Road/Whitewell Road, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, bathroom, and three bedrooms.**

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

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

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

**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>		
(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	

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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