



43 Blackrock Crescent, Newtownabbey, BT36 4AY

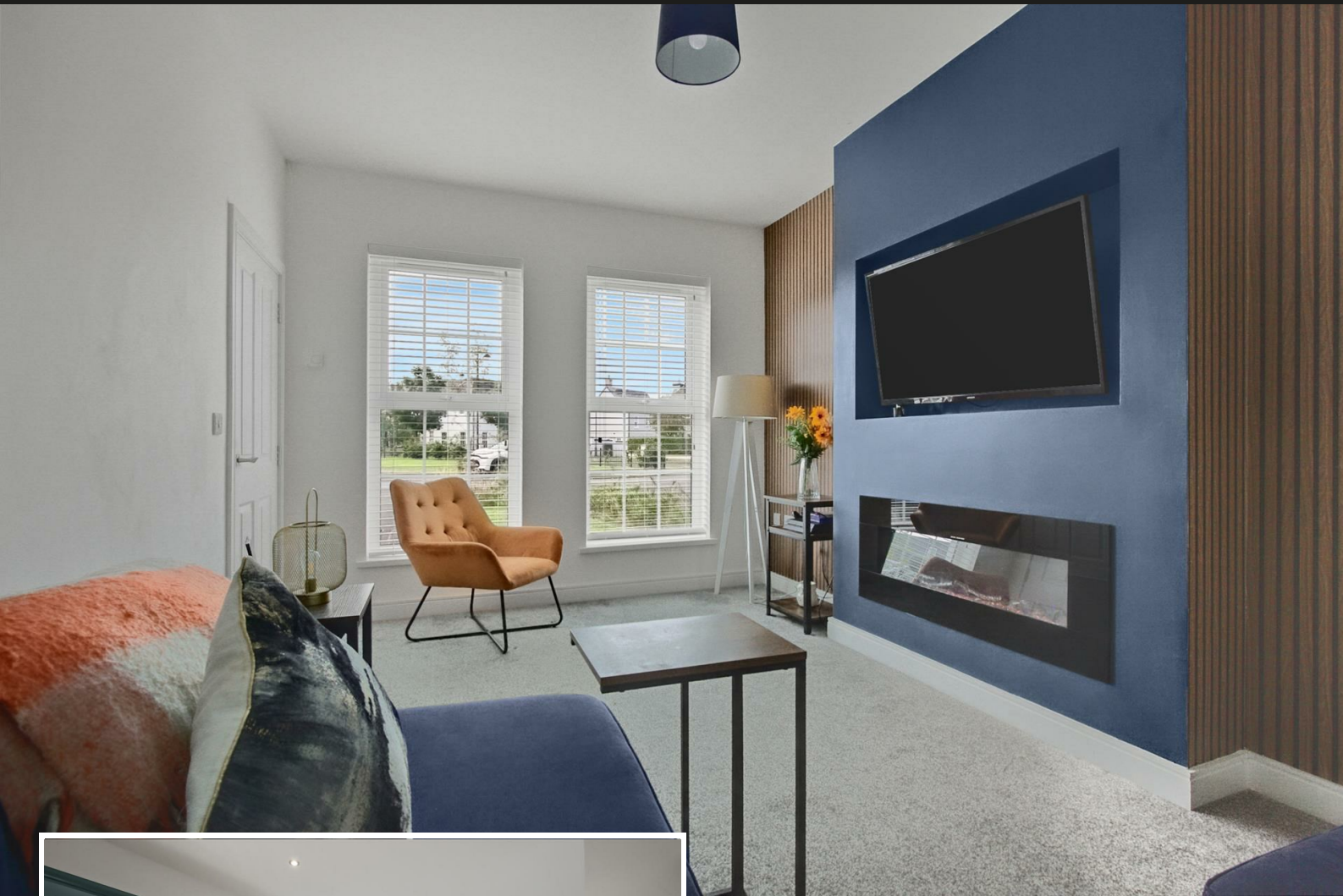
- Immaculately Presented Semi Detached Home
- Three Bedroom; Two+ Reception
- Sun Lounge
- Luxury Fitted Kitchen
- Gas Heating
- Private Driveway
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Convenient, Well Sought After Location
- PVC Double Glazing
- Fully Enclosed Rear Garden

Offers Over £249,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store. Feature height ceiling, continuing throughout ground floor level.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 15'0" x 10'4"

View towards landscaped green. Media wall with contemporary, wall recessed, electric, focal point fire.

KITCHEN THROUGH DINING ROOM 17'3" x 13'6" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Integrated gas hob with contemporary extractor hood over. Integrated oven, fridge freezer, washing machine and slimline dishwasher. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed door leading to side. Open arch leading to:

SUN LOUNGE 11'3" x 9'8"

Tiled floor. Dual aspect windows. PVC double glazed doors leading to rear garden.



FIRST FLOOR

LANDING

Access to shelved store and large, open trussed, floored roof space via slingsby style ladder (ready for conversion, subject to necessary checks and approval).

PRINCIPAL BEDROOM 11'9" x 10'4"

View towards landscaped green.

DELUXE EN SUITE SHOWER ROOM

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

BEDROOM 2 10'4" x 10'0" (wps)

BEDROOM 3 10'0" x 6'7"

DELUXE FAMILY BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit. Chrome towel radiator. Splashback tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished in lawn and range of plants, trees and shrubbery.
External lighting.
Seamless aluminium guttering.
Fully enclosed rear garden finished in lawn and paved patio area.
Outside tap.

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.



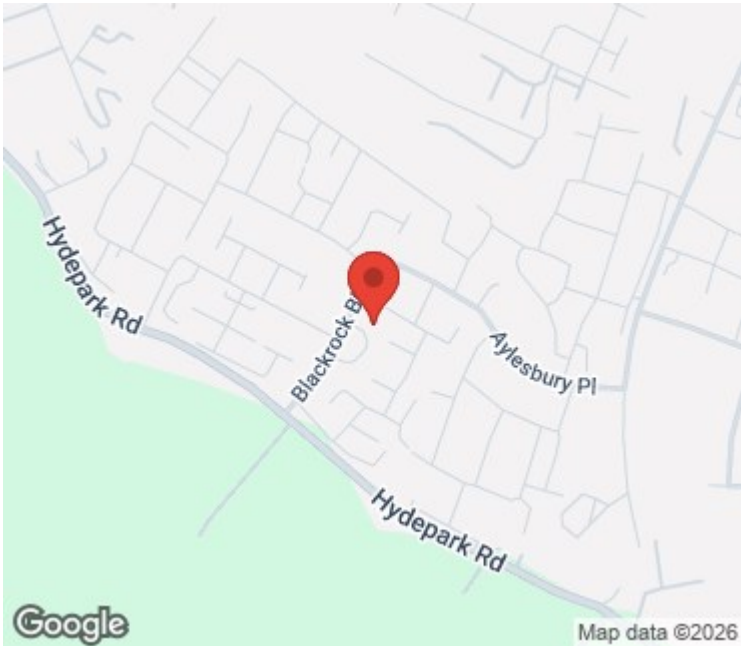
Immaculately presented, three bedroom/two+ reception, semi detached home, situated within the well sought after and conveniently positioned Blackrock development, Mallusk, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, luxury fitted kitchen, sun lounge, three bedrooms, to include principal en suite, and deluxe family bathroom. The property also has a large, open trussed roof space, allowing future conversion potential (subject to necessary checks and approval).

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

Other attributes include gas heating, PVC double glazing, and views towards landscaped green.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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