



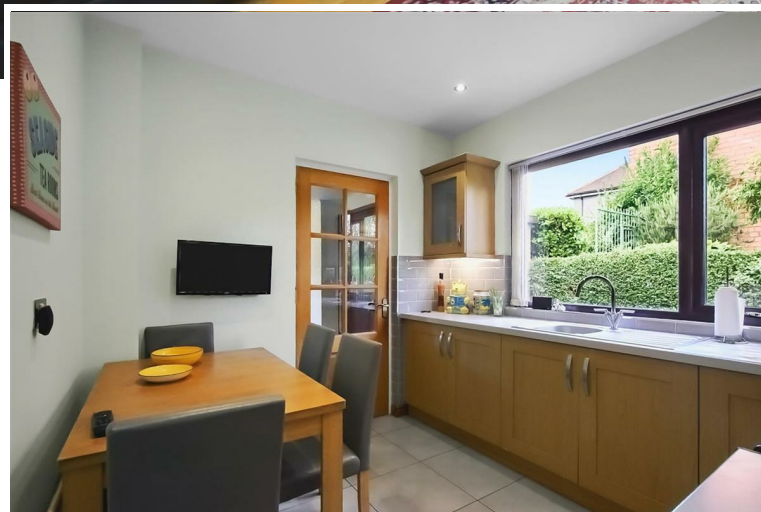
88 Whitehouse Park, Newtownabbey, BT37 9SH

- Well Presented Detached Bungalow
- Lounge; Gas Fire
- Utility Room
- Floored Roof Space
- Private Driveway; Garage
- Three Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Shower Room
- Gas Heating; PVC Double Glazing
- Generous Gardens Front and Rear

Offers Over £279,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor.

#### LOUNGE 14'0" x 11'11" (wps)

Box bay window to front elevation. Gas fire in cast iron fireplace with tiled hearth and timber surround. Timber flooring.

#### BEDROOM / RECEPTION 14'7" x 11'11" (wps)

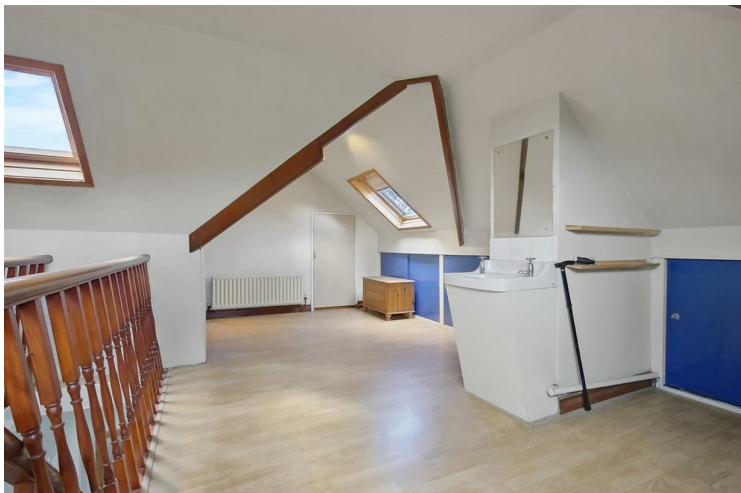
Box bay window. Gas fire in cast iron fireplace with tiled hearth and timber surround. Timber flooring.

#### BEDROOM / RECEPTION 11'11" x 11'10" (wps)

Built in wardrobe. Wood laminate floor covering.

#### BEDROOM / RECEPTION 11'10" x 9'10"

Brick inglenook recess with cast iron wood burning stove on tiled hearth. Timber flooring. PVC double glazed sliding patio door leading to rear garden.



## **KITCHEN WITH INFORMAL DINING AREA 11'5" x 9'10"**

Modern fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Space for cooker with stainless steel extractor hood over. Splashback tiling to walls. Glass fronted display cabinets. Tiled floor.

## **UTILITY ROOM 9'10" x 6'8"**

Plumbed for automatic washing machine. Gas fired central heating boiler. Space for fridge freezer. Tiled floor. Access to driveway, garage and rear garden.

## **DELUXE FULLY TILED SHOWER ROOM**

Contemporary, white three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Towel radiator.

## **FLOORED ROOF SPACE 19'11" x 19'0" (wps)**

Power, light, Velux windows, double radiator and wash hand basin. Access to under eaves storage. View towards Belfast Lough. Wood laminate floor covering.

## **EXTERNAL**

Double gates leading to generous sized private driveway finished in tarmac.

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

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

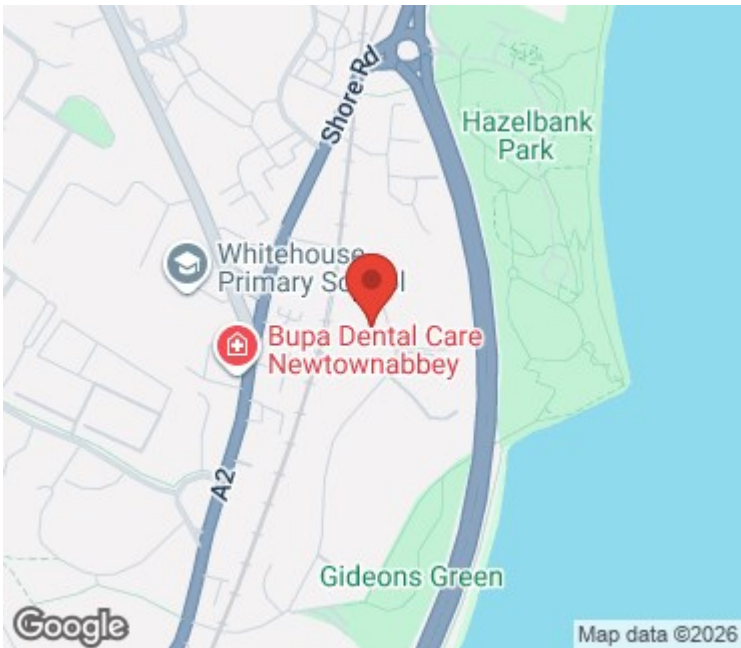
Large, private rear garden finished in lawn, paved patio area and range of shrubs, hedgerow and mature tree.

## **DETACHED GARAGE 18'9" x 8'10"**

Up and over door. Separate service door to garden. Power and light.

## **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, three bedroom, detached bungalow with floored roof space and garage, occupying a generous sized site within the well sought after, Whitehouse Park area of Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, utility room, three bedrooms, deluxe shower room, and fixed stairwell to large floored roof space area.**

**Externally, the property enjoys private driveway, garage, and large garden areas front and rear.**

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Early interest recommended.**

| 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 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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