

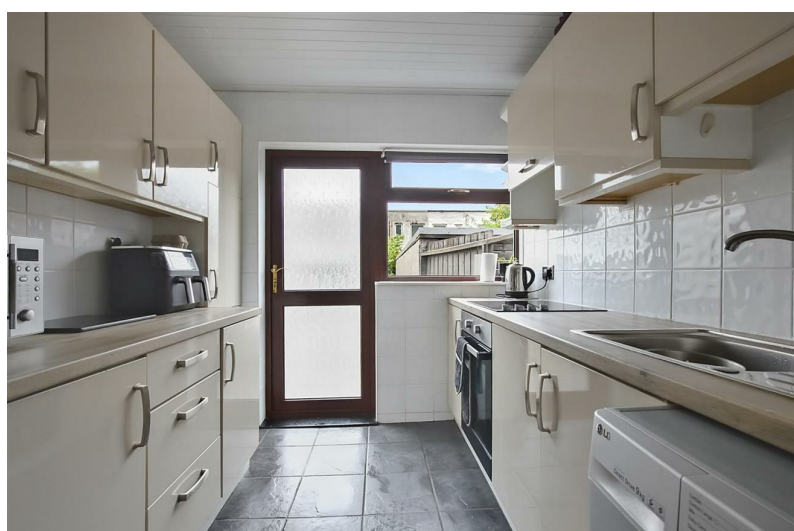


21 Hillview Avenue, Newtownabbey, BT36 6AE

- Semi Detached Home
- Modern Fitted Kitchen
- Deluxe Shower Room
- Gas Heating; PVC Double Glazing
- Low Maintenance Gardens
- Lounge Through Dining Room
- Three Bedrooms
- Floored Roof Space
- Private Driveway; Garage
- Convenient Location

Offers Around £169,950

EPC Rating D



21 Hillview Avenue, Newtownabbey, BT36 6AE



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store. Open arch to kitchen. Glass panelled door leading to:

LOUNGE THROUGH DINING ROOM 24'5" x 10'3" (wps)

Tiled floor. PVC double glazed French doors leading to rear garden.



KITCHEN 8'7" x 7'8"

Modern fitted high gloss kitchen with range of high and low level fitted storage units with contrasting woodblock effect melamine worktop. Stainless steel sink unit with draining bay. Integrated induction hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Fully tiled walls. Tiled floor. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Fixed stairwell leading to floored roof space.

BEDROOM 1 10'11" x 8'11"

Built in store with gas fired central heating boiler.

BEDROOM 2 12'10" x 12'9" plus recess

BEDROOM 3 8'8" x 7'11"

DELUXE 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. Fully panelled walls.

FLOORED ROOF SPACE 14'9" x 10'4"

Access to under eaves storage. Power, light, radiator and Velux window.

EXTERNAL

Generous sized private driveway finished in tarmac.

Low maintenance paved front garden.

External lighting.

Outside tap.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance paved rear garden.

GARAGE 20'0" x 8'6"

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, semi detached home with floored roof space and detached garage, situated within an established housing development off Doagh Road, Newtownabbey.

The property comprises entrance hall, lounge through dining room, modern fitted kitchen, three bedrooms, deluxe shower room, and floored roof space.

Externally, the property enjoys generous sized private driveway, detached garage, and low maintenance gardens front and rear.

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

Ideal first time buy / buy to let.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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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