



SALE AGREED

56 Loughshore Manor, Newtownabbey, BT37 9FD

- Immaculately Presented, First Floor Apt.
- Lounge Through Kitchen; Informal Dining Area
- Bathroom; Contemporary White Suite
- Private Balcony
- Communal Landscaping
- Two Bedroom; Principal En Suite
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private Parking Space
- Convenient, Well Sought After Development

Offers Over £179,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system. Lift and stair access to upper floors.

PRIVATE ENTRANCE HALL

Tiled floor. Access to utility store. Access to separate shelved store.

OPEN PLAN LOUNGE THROUGH KITCHEN WITH INFORMAL DIN 18'4" x 14'9"

Modern fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to wall. Tiled floor. Dual aspect windows. PVC double glazed sliding patio door to private balcony area.



PRINCIPAL BEDROOM 13'3" x 13'3" (wps)

Feature window to front elevation. Sliding pocket door leading to:

DELUXE EN SUITE SHOWER ROOM

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

BEDROOM 2 13'3" x 9'11"

Feature corner window.

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, floating vanity unit and WC. Glass shower screen over bath. Chrome towel radiator. Splashback tiling to walls. Tiled floor.

EXTERNAL

Private balcony area.

Private parking.

Communal guest parking.

Communal gardens.

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.





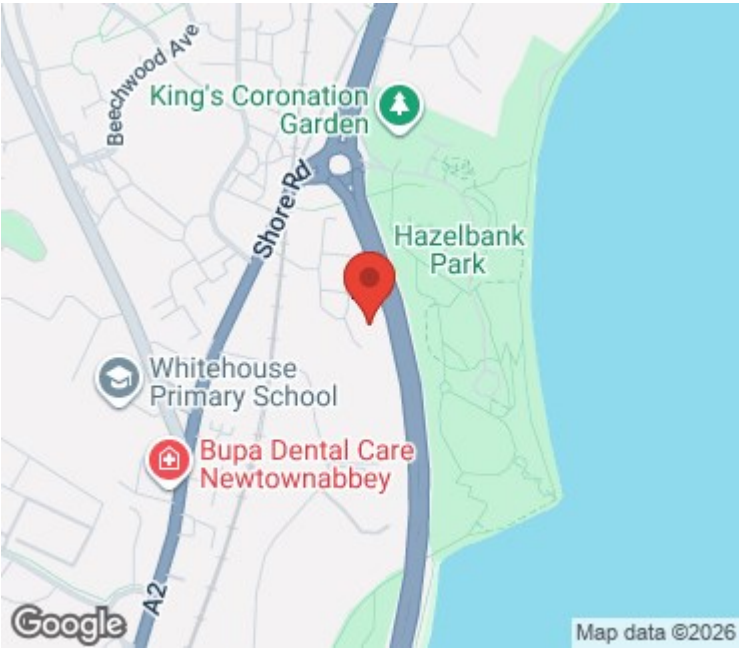
Immaculately presented, spacious, two bedroom, first floor apartment with private balcony, situated within the recently constructed, well sought after, Loughshore Manor development, Shore Road, Newtownabbey.

The property comprises communal entrance hall, private entrance hall, lounge through kitchen with informal dining area, modern fitted kitchen, two well-proportioned bedrooms, to include principal en suite, and separate bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys private parking space, communal guest parking, and private balcony.

Other attributes include gas heating, PVC double glazing, and convenient location, with schools, Hazelbank Park/lough shore walks, and access to Belfast city centre all within a short distance.

Early viewing highly recommended to avoid disappointment.



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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