



17 Waverley Avenue, Newtownabbey, BT36 6RS

- Well Presented Semi Detached
- Lounge; Open Fire
- Bathroom; White Suite
- Private Driveway
- Gardens Front and Rear
- Three Bedroom
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £179,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'5" x 11'9" (wps)

Open fire in slate tiled fireplace with matching slate hearth and contrasting timber surround. Fitted low level storage units. Wood laminate floor covering. Picture window to front elevation.



KITCHEN THROUGH DINING ROOM 17'11" x 9'4" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Integrated fridge freezer. Integrated dishwasher. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Gas fired central heating boiler (housed within matching unit). PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space via slingsby style ladder.

BEDROOM 1 13'4" x 9'11" (wps)

Wood laminate floor covering. Rural view towards Knockagh.

BEDROOM 2 10'0" x 9'6"

Wood laminate floor covering.

BEDROOM 3 9'3" x 7'5" (wps)

Rural view towards Knockagh. Built in store. Wood laminate floor covering

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled main shower with drench shower head over bath. Chrome towel radiator. Part tiling to walls.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

LARGE MATCHING DETACHED GARAGE 19'9" x 11'6"

PVC coated roller shutter door. Separate service door to rear garden.

Power, light and roof space area.

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, three bedroom, semi detached home with matching detached garage, conveniently situated within the popular Carnmoney area of Newtownabbey.

The property comprises entrance hall, lounge with open fire, kitchen through dining room, three well-proportioned bedrooms, and bathroom with white three piece suite.

Externally, the property enjoys generous sized private driveway finished in tarmac, matching detached garage, front garden finished in lawn, and fully enclosed rear garden finished in lawn and paved patio area.

Other attributes include gas fired central heating and PVC double glazing.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(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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