

17 Manse Road, Newtownabbey, BT36 6RN

For Sale
Offers Over
£164,950

This is an extended, well proportioned detached bungalow located on the Manse Road where homes consistently experience strong demand. The property offers flexible living accommodation and will suit a variety of purchasers from families to those who are retired. Early viewing is advised as demand is likely to be high.



Energy Efficiency Rating F.

T: 028 9080 0000





		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		62
E	39-54		
F	21-38	34	
G	1-20		
Not energy efficient - higher running costs			

- Extended detached bungalow in popular residential area
- 4 Bedrooms / 1 Reception room or 3 Bedrooms / 2 Reception rooms
- Lounge with feature brick fireplace
- Fitted kitchen with built-in appliances
- Modern white bathroom suite
- Oil fired central heating
- Double glazing in uPVC frames
- Detached garage
- Spacious rear garden



The property comprises

RECEPTION HALL Laminate wood flooring, built-in cupboard, hotpress with cylinder.

LOUNGE 18' 10" x 11' 10" (5.74m x 3.61m)
Feature brick fireplace.

KITCHEN 18' 3" x 9' 11" (5.56m x 3.02m)
Fitted kitchen with range of high and low level units, rounded edge worksurfaces, stainless steel sink unit with mixer tap and vegetable sink, built-in hob, space for fridge / freezer, extractor fan, built-in Neff microwave, built-in double oven, plumbed for washing machine, casual dining area.

FAMILY ROOM 13' 7" x 12' 5" (4.14m x 3.78m)
(At max) Laminate wood flooring.

BEDROOM (1) 11' 5" x 10' 10" (3.48m x 3.3m)

BEDROOM (2) 11' 4" x 10' 10" (3.45m x 3.3m)

BEDROOM (3) 10' 10" x 7' 4" (3.3m x 2.24m)
Built-in wardrobe.

BATHROOM Modern white suite, low flush WC, pedestal wash hand basin, panelled bath, walk-in shower unit with controlled shower, uPVC tiling, laminate tiled flooring, heated towel rail.

ROOFSpace 11' 2" x 10' 10" (3.4m x 3.3m)
Access to floored roofspace by fixed staircase.
Completed approximately 40 years ago so no building control.

OUTSIDE

Front in lawn and driveway.
Rear in extensive lawn, plants and shrubs, uPVC oil storage tank, water tap, paved brick patio.

DETACHED GARAGE 18' 10" x 8' 11" (5.74m x 2.72m)
Up and over door.



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call in or
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for any
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