

## 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





Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		62
E	39-54	34	
F	21-38		
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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Respect**

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**Please  
call in or  
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for any  
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