

34 Aylesbury Rise, Newtownabbey, BT36 7ZA

For Sale
Offers Over
£179,950

An excellent opportunity to purchase this beautifully presented, modern, spacious semi-detached villa located in the ever popular Aylesbury development. The property offers bright, well proportioned family accommodation and must be viewed to fully appreciate all this home has to offer. Early viewing is strongly advised as homes in this location rarely remain on the market for long.



Energy Efficiency Rating B.

T: 028 9080 0000





	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81 - 91	81	83
C 69 - 80		
D 55 - 68		
E 39 - 54		
F 21 - 38		
G 1 - 20		
Not energy efficient - higher running costs		

- Semi-detached property in a popular residential area
- 3 Bedrooms (Master bedroom with en-suite shower room)
- Lounge with solid wood flooring and feature fireplace, open plan to;
- Modern kitchen with fitted high gloss units, open plan to dining room
- Luxury white bathroom suite
- Downstairs cloaks
- Gas fired central heating
- Double glazing in uPVC oak frames
- Very well presented throughout
- Large rear garden



The property comprises of

GROUND FLOOR

RECEPTION HALL Solid wood flooring.

CLOAKROOM Low flush WC, vanity unit with mixer tap, ceramic tiled flooring, downlighters, extractor fan.

LOUNGE 27' 1" x 14' 11" (8.25m x 4.55m)

Solid wood flooring, feature fireplace with gas fire, open plan to casual dining area with uPVC French doors to rear. Open plan to;

KITCHEN 11' 0" x 8' 10" (3.35m x 2.69m)

Modern high gloss kitchen with a range of high and low level units, rounded edge worksurfaces, stainless steel sink unit with mixer tap and vegetable sink, built-in gas hob, extractor fan, built-in Beko oven, plumbed for dishwasher, built-in washer dryer, built-in fridge / freezer, tiling ceramic tiled flooring, downlighters.

FIRST FLOOR LANDING

BEDROOM (1) 15' 9" x 11' 7" (4.8m x 3.53m)

(Including built-in sliderobe) Laminate wood flooring.

EN-SUITE SHOWER ROOM Low flush WC, vanity unit with mixer tap, walk-in shower unit with controlled shower, ceramic tiled flooring, downlighters.

BEDROOM (2) 12' 3" x 10' 6" (3.73m x 3.2m)
(At max)

BEDROOM (3) 9' 2" x 9' 2" (2.79m x 2.79m)

BATHROOM Luxury white bathroom suite comprising of low flush WC, vanity unit with mixer tap, panelled bath with mixer tap, walk-in shower unit with controlled shower, tiling, ceramic tiled flooring, downlighters.

OUTSIDE

Front in neat lawn.

Side in tarmac driveway.

Rear in neat lawn, patio area.



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Integrity
Respect**

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**Please
call in or
contact us
for any
advice**

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