

**83 Knockane Way,  
Newtownabbey,  
BT36 6BT**

**Sold STC**  
Offers Over  
**£89,950**

Attention first time buyers and investors! An excellent opportunity to purchase this well appointed mid terrace home which enjoys spectacular views towards Belfast Lough. The property has recently been refurbished and will offer the opportunity for a purchaser to simply move in and set their furniture down. Early viewing is advised to fully appreciate all this home has to offer.



**Energy Efficiency Rating D.**

**T: 028 9080 0000**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	66   D
39-54	E		
21-38	F		
1-20	G		

- Mid terrace property with views over Belfast Lough
- 3 Bedrooms
- Spacious lounge
- Recently fitted kitchen with built in oven and hob
- Modern shower room
- Double glazing in uPVC frames
- Oil fired central heating
- Enclosed paved garden to rear





## ENTRANCE HALL

uPVC front door

## LOUNGE

14' 3" x 12' 10" (4.34m x 3.91m)

Feature hole in wall style fireplace with slate inlaid hearth, views of Belfast Lough

## KITCHEN

11' 1" x 10' 1" (3.38m x 3.07m)

Range of high and low level built in units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, vegetable sink unit, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, plumbed for washing machine, wall tiling

## REAR HALL

Wood panelling, under stair storage, uPVC door to rear

## FIRST FLOOR

### LANDING

Hotpress with insulated copper cylinder, access to roof space, views of Belfast Lough

### BEDROOM (1)

11' 11" x 9' 1" (3.63m x 2.77m)

Range of built in robes with overhead storage plus separate built in robes, views of Belfast Lough

### BEDROOM (2)

10' 10" x 10' 5" (3.3m x 3.18m) plus built in robe

### BEDROOM (3)

8' 10" x 8' 1" (2.69m x 2.46m)

Including built in robe, views of Belfast Lough

## SHOWER ROOM

Comprising glazed shower cubicle with Redring electric shower, vanity unit and sink, low flush WC, PVC panel walls, laminate effect flooring, chrome heated towel rail, PVC panelled ceiling with downlighters

## OUTSIDE

Front in stones and paving

Enclosed garden to rear

PVC Oil storage tank

Boiler house with oil fired boiler

uPVC fascia and rainwater goods



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