

9 Lenamore Avenue, Jordanstown, BT37 0PF

For Sale
Offers Over
£374,950

We have great pleasure in marketing this extremely well presented Detached residence, situated on the highly sought after Lenamore Avenue, Jordanstown. The property is finished to a very high standard throughout, allowing someone to move in and set their furniture down. Offering generous accommodation including an ensuite bathroom and dressing room off the master bedroom, we can recommend this property and location with great confidence. Situated on a large mature site on a highly sought after Avenue, viewing is advised to be organised at your earliest convenience.



Energy Efficiency Rating D.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		

- Magnificent red bricked Detached property in a highly regarded area
- 5 Bedrooms (master with ensuite shower room and dressing room)
- 3 Receptions rooms
- Luxury fitted kitchen with granite work surfaces
- Shower room plus bathroom and dressing room off master bedroom
- Oil fired central heating
- Double glazing in grey uPVC frames
- Utility room and downstairs cloaks
- Elevated mature generous site



GROUND FLOOR

RECEPTION HALL: Composite front door, under stairs storage

LOUNGE: 16' 3" x 13' 4" (4.95m x 4.06m)
Laminate wood flooring, cornicing

DINING ROOM: 14' 9" x 13' 0" (4.5m x 3.96m)
Laminate wood flooring, sliding door

KITCHEN: 13' 7" x 13' 4" (4.14m x 4.06m) Modern fitted kitchen with range of high and low level units, granite work surfaces, granite splash back, stainless steel Franke sink unit with mixer tap, built in Hotpoint hob, built in double oven, built in dishwasher, stainless steel extractor fan, ceramic tiled flooring

UTILITY ROOM: 7' 9" x 7' 8" (2.36m x 2.34m) Fitted with range of high and low level units, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer

CLOAKS: Low flush WC, wash hand basin, extractor fan

FAMILY ROOM: 19' 3" at max (min 15'9") x 8' 9" (5.87m x 2.67m) Laminate wood flooring

FIRST FLOOR

LANDING

BEDROOM (1): 13' 6" x 13' 4" (4.11m x 4.06m)

DRESSING ROOM: 5' 7" x 7' 6" (1.7m x 2.29m)

ENSUITE BATHROOM : Low flush WC, wall hung wash hand basin, built in bath with controlled shower/rain shower, luxury tiling, ceramic tiled flooring, extractor fan

BEDROOM (2): 13' 9" x 12' 10" (4.19m x 3.91m)
Built in wardrobe

BEDROOM (3): 12' 11" x 12' 3" (3.94m x 3.73m)
Built in wardrobe

BEDROOM (4): 12' 9" x 8' 8" (3.89m x 2.64m)

BEDROOM (5): 9' 11" x 5' 11" (3.02m x 1.8m)

SHOWER ROOM: Low flush WC, wall hung wash hand basin, glazed shower unit with rain shower, tiling, ceramic tiled flooring, heated towel rail, downlighters

OUTSIDE

Front in mature generous lawn, plants, trees and shrubs
Side in driveway

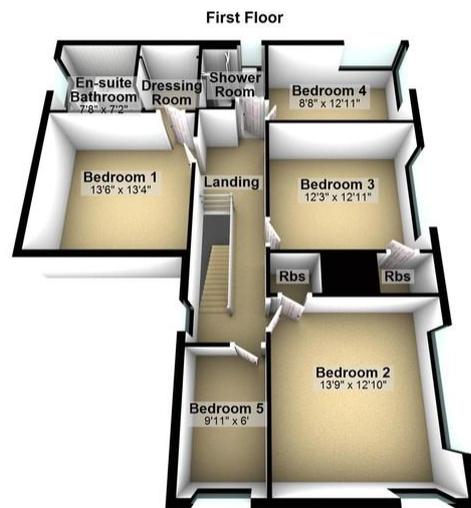
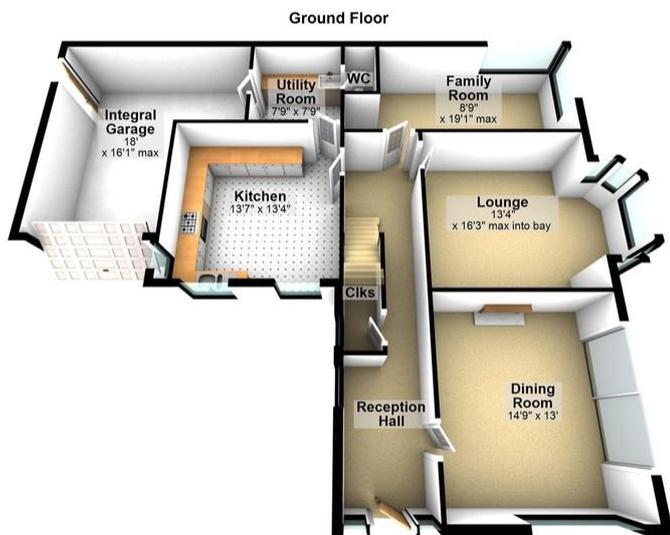
GARAGE: 18' 0" x 16' 1" (5.49m x 4.9m)
Electric door











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Integrity
Respect**

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Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

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

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