

48 Blackrock Lane, Newtownabbey, BT36 4AB

For Sale
Offers In Region Of
£149,950

Originally one of the show homes within Blackrock, this Semi Detached property has a great feeling of space and will appeal to those who want to move in and enjoy living and not have a list of endless jobs that come with older properties. This fine home benefits from a generous rear garden that will appeal to young professionals, those downsizing or families. Early viewing is advised.



Energy Efficiency Rating C.

T: 028 9080 0000





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

- Red bricked Semi Detached property in a popular residential development
- 2 Large bedrooms (master bedroom with ensuite shower room)
- Lounge
- Modern fitted kitchen with built in appliances and a dining area
- Modern white bathroom suite
- Gas fired central heating
- Double glazing in uPVC frames
- Downstairs cloaks
- Very well presented throughout



GROUND FLOOR

RECEPTION HALL

Polished tiled flooring

LOUNGE

13' 2" x 11' 7" (4.01m x 3.53m)

Under stair storage

KITCHEN

15' 3" x 12' 2" (4.65m x 3.71m)

Modern fitted kitchen with range of high and low level units, round edge work surfaces, stainless steel sink unit with mixer tap and vegetable sink, built in gas hob, built in stainless steel oven, built in fridge and freezer, built in dishwasher, Ferolli gas boiler, polished tiled flooring, casual dining area, French doors to rear, downlighters

CLOAKS

Low flush WC, pedestal wash hand basin, polished tiled flooring

FIRST FLOOR

LANDING

Linen cupboard

BEDROOM (1)

11' 11" x 9' 4" (3.63m x 2.84m)

ENSUITE SHOWER ROOM

Low flush WC, pedestal wash hand basin, walk in shower unit with controlled shower, tiling, ceramic tiled flooring, downlighters

BEDROOM (2)

15' 4" x 10' 0" (at max) (8'6" min) (4.67m x 3.05m)

Jack and Jill access to bedroom

BATHROOM

Modern white bathroom suite, low flush WC, wall hung wash hand basin, panelled bath with mixer tap, walk in shower unit with controlled shower, tiling, ceramic tiled flooring, extractor fan

OUTSIDE

Front in paved brick driveway

Rear in lawn, granite paviours



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Integrity
Respect**

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

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