

**97 Carnmoney Road,
Newtownabbey,
BT36 6HT**

For Sale
Offers Over
£149,950

This property has been modernised offering a new kitchen, bathroom, gas fired central heating installed, rewired and decorated throughout to include new internal and external doors. It will appeal to First Time Buyers and families alike wishing to purchase a modern home in a convenient location. Early viewing is advised.



Energy Efficiency Rating D.

T: 028 9080 0000





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- Red bricked Semi Detached property in a popular residential area
- 3 Bedrooms (newly carpeted)
- Lounge with laminate wood flooring
- Newly fitted kitchen with built in oven, hob and fridge/freezer, open plan to:-
- Dining room with laminate wood flooring
- Recently fitted white bathroom suite
- Double glazing in uPVC frames
- Gas fired central heating (installed 2021)



GROUND FLOOR

RECEPTION HALL: uPVC front door, laminate wood flooring, under stair storage

LOUNGE: 11' 9" x 11' 6" (3.58m x 3.51m)

KITCHEN: 7' 11" x 7' 8" (2.41m x 2.34m)
Recently fitted kitchen with range of high and low level units, round edge work surfaces with upstands, stainless steel sink unit with mixer tap, built in hob, built in oven, built in extractor fan, built in fridge and freezer, plumbed for washing machine, laminate wood flooring, open plan to:

DINING ROOM: 11' 9" x 10' 6" (0.53m x 3.2m)
Laminate wood flooring

FIRST FLOOR

LANDING

BEDROOM (1): 11' 9" x 10' 4" (3.58m x 3.15m)

BEDROOM (2): 11' 8" x 10' 4" (3.56m x 3.15m)

BEDROOM (3): 8' 6" x 7' 10" (2.59m x 2.39m)
Including built in wardrobe

BATHROOM: Modern white bathroom suite, low flush WC, vanity unit with mixer tap, panelled bath with controlled shower, tiling, ceramic tiled flooring, linen cupboard with Ideal gas boiler, extractor fan

OUTSIDE

Front in lawn, plants, trees and shrubs

Rear in lawn, plants, trees and shrubs

Side in tarmac drive

Please note, under Estate Agency guarantees, we must advise you the owner of this property is a Director at McMillans Estate Agents



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call in or
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for any
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