

**8 Knockview Avenue,
Newtownabbey,
BT36 6TZ**

For Sale
Offers Over
£159,950

An excellent opportunity to purchase this Detached Bungalow located in a quiet and convenient residential area. The property offers bright, well proportioned accommodation and will suit a range of purchasers from families to retired people hoping to downsize. The property has been well maintained but is in need of some updating. We strongly encourage early viewing to avoid disappointment.



Energy Efficiency Rating G.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F		
1-20	G	5 G	

- Detached Bungalow in a quiet and highly regarded residential area
- 3 Bedrooms (master with built in slide robes)
- 2 Separate reception rooms
- Fitted kitchen
- Modern shower room
- Calor gas fired heating
- Double glazing in uPVC frames
- Detached garage and carport
- Gardens to front and rear



GROUND FLOOR

ENTRANCE HALL: uPVC front door, alarm system

CLOAKS

LOUNGE: 12' 3" x 11' 0" (3.73m x 3.35m)
Feature marble fireplace with mahogany surround

DINING ROOM: 13' 6" x 11' 0" (4.11m x 3.35m)

KITCHEN: 9' 5" x 8' 10" (2.87m x 2.69m)
Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, mixer tap, glazed display unit, wall tiling

INNER HALLWAY: Hot press with immersion, access to roof space (part floored)

BEDROOM (1): 12' 3" x 10' 11" (3.73m x 3.33m)
Including built in slide robes

BEDROOM (2): 10' 11" x 9' 0" (3.33m x 2.74m)

BEDROOM (3): 8' 11" x 8' 9" (2.72m x 2.67m)
Plus built in robe, storage

MODERN SHOWER ROOM: Glazed shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, wall tiling

DETACHED GARAGE: 20' 1" x 10' 9" (6.12m x 3.28m)

Up and over door, plumbed for washing machine, light and power

OUTSIDE

Front in lawn

Paved driveway to side

Car port

Enclosed garden to rear in lawn

Paved patio area

uPVC fascia and rainwater goods



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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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