

## 9 Thorburn Road, Serpentine Road, Newtownabbey, BT36 7HZ

**For Sale**  
Offers In Region Of  
**£109,950**

This is a bright, spacious semi detached chalet style home situated in a quiet and highly regarded residential area of Newtownabbey. Convenient to excellent schools, shops and public transport facilities. The property offers bright, spacious family accommodation and will require some updating.



**Energy Efficiency Rating G.**

**T: 028 9080 0000**





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 55   D    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 10   G  |           |

- Semi detached chalet style home in popular residential area
- 3 Bedrooms
- 2 Reception rooms
- Kitchen
- Ground floor shower room
- Partially double glazed
- Oil fired central heating
- Detached garage
- Generous private mature garden to rear in lawn
- Close to excellent schools, shops and public transport





## GROUND FLOOR

**ENTRANCE HALL:** uPVC front door, under stair storage

**LOUNGE:** 11' 5" x 11' 4" (3.48m x 3.45m)  
Feature tiled fireplace, glazed double doors to:

**DINING ROOM:** 14' 2" (into bay) x 11' 5" (4.32m x 3.48m) Cornicing

**KITCHEN:** 20' 9" x 11' 5" (6.32m x 3.48m) Range of high and low level units, round edge work surfaces, single drainer sink unit with mixer taps, vegetable sink, built in oven, plumbed for washing machine, wall tiling, ceramic tiled flooring, breakfast bar, open plan to:

**CASUAL DINING/FAMILY AREA:** Brick fireplace, solid wood flooring, alcove

**BEDROOM (1):** 11' 5" x 11' 5" (3.48m x 3.48m)  
Including built in sliderobes, cornicing, view of Cavehill

**GROUND FLOOR SHOWER ROOM:** Walk in shower area with Tylon electric shower, vanity unit with sink, low flush WC, PVC panelled walls and PVC panelled ceiling, downlighters, extractor fan, chrome heated towel rail

## FIRST FLOOR

**LANDING :** View of Cavehill

**BEDROOM (2):** 15' 7" (at max into dormer) x 10' 4" (4.75m x 3.15m) Access to roof space, built in robe, view towards Belfast Lough

**BEDROOM (3):** 15' 6" (at max into dormer) x 11' 5" (4.72m x 3.48m) Including range of built in robes, access to shower room, view of Belfast Lough

**SHOWER ROOM:** Glazed shower cubicle with Redring electric shower, vanity unit with sink, low flush WC, eaves storage, part panelled walls and ceiling, wall tiling

### OUTSIDE

Front in lawn, plants & shrubs, double entrance gate  
Driveway to side

Generous mature garden to rear in lawn with variety of plants, trees & shrubs

Raised seating area

Outside light & tap

PVC oil storage tank

**DETACHED GARAGE:** 20' 2" x 8' 11" (6.15m x 2.72m) Up and over door, light, oil fired boiler



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Please  
call in or  
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