

**8 Christine Mews,
Newtownabbey,
BT36 6BF**

For Sale
Offers Over
£149,950

An excellent opportunity to purchase this well presented townhouse located just off Manse Road, Carnmoney. The property offers bright, spacious accommodation which will ideally suit a first time buyer or young family. Early viewing is advised to avoid disappointment.



Energy Efficiency Rating C.

T: 028 9080 0000





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 c | 76 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- Mid townhouse in a quiet residential cul de sac
- 3 Bedrooms
- Spacious lounge with feature fireplace and double doors to:
- Shaker style fitted kitchen with range of integrated appliances and casual dining area
- Modern white bathroom suite
- Ground floor WC
- Gas fired central heating
- Double glazing in uPVC frames
- South facing garden to rear



GROUND FLOOR

ENTRANCE HALL

uPVC front door, ceramic tiled flooring

CLOAKS

Low flush WC, pedestal wash hand basin, ceramic tiled flooring, extractor fan

LOUNGE

15' 7" x 13' 11" (or 10' 1") (4.75m x 4.24m)

Laminate wood flooring, feature fireplace with open fire, under stair storage, double doors to:

KITCHEN

17' 5" x 10' 4" (5.31m x 3.15m)

Modern fitted kitchen with range of high and low level units, round edge work surfaces, stainless steel sink unit with mixer taps, built in hob, built in oven, stainless steel extractor fan, gas boiler, built in dishwasher

FIRST FLOOR

LANDING

Laminate wood flooring, access to roofspace

BEDROOM (1)

14' 11" x 9' 8" (4.55m x 2.95m)

Laminate wood flooring

BEDROOM (2)

11' 0" x 9' 7" (3.35m x 2.92m)

Laminate wood flooring

BEDROOM (3)

9' 1" x 7' 6" (2.77m x 2.29m)

Laminate wood flooring

BATHROOM

Modern white suite comprising panelled bath with glazed shower screen and thermostatically controlled shower, low flush WC, pedestal wash hand basin, wall tiling, recessed downlighters, extractor fan

OUTSIDE

Brick paving to front

Rear in lawn and paved patio area

Outside light, tap and socket



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

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Please
call in or
contact us
for any
advice

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