



**9 Appletree Lane**  
**Doagh Road, Newtownabbey, BT37 9EP**

**Offers Around**  
**£114,950**

We are delighted to offer for sale this extremely well presented second floor apartment which is located in a very popular development just off the much sought after Doagh Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge part open to a walnut effect fitted kitchen / diner with built in oven & hob and integrated appliances.

There are also two bedrooms, master with ensuite and a separate modern bathroom with white suite. Other benefits include gas heating ( new boiler installed February 2024 ), PVC double glazing and property has been recently decorated throughout and with new carpets fitted.

Outside there is an allocated parking space, communal parking spaces and communal garden.

Early viewing recommended !!

# 9 Appletree Lane

Doagh Road, Newtownabbey, BT37 9EP



- Second Floor Apartment
- Modern Kitchen / Diner
- Gas Heating
- 2 Bedrooms Master Ensuite
- Modern White Bathroom
- Popular Location
- Good Sized Lounge
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### SECOND FLOOR

### ENTRANCE HALL

Radiator, storage cupboard, intercom, access to part floored roofspace via slingsby type ladder.

### LOUNGE

16'9" x 11'9" (5.11m" x 3.58m")  
Two velux windows, radiator, part open to kitchen / diner

### KITCHEN / DINER

16'9" x 8'10" (5.11m" x 2.69m")  
Range of walnut effect high and low level units, formica worktop, basin and a half stainless steel sink

unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer, dishwasher and washer dryer, two velux windows, partly tiled walls, tiled floor, radiator, gas boiler

### BEDROOM 1

11'6" x 9'8" (3.51m" x 2.95m")  
Radiator

### ENSUITE

Pvc panelled shower cubicle, thermostatic shower, semi pedestal wash hand basin, low flush wc, tiled floor, chrome heated towel radiator, velux window

### BEDROOM 2

10'3" z 9'8" (3.12m" z 2.95m")  
Velux window, radiator

### BATHROOM

Modern white suite comprising panelled bath, shower attachment, wash hand basin, low flush wc, partly tiled walls, tiled floor, chrome heated towel radiator, velux window

### OUTSIDE

Allocated parking space  
Communal parking spaces  
Communal gardens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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