



## 9 Rose Drive Antrim Road, Newtownabbey, BT36 5HB

**Offers Around  
£159,950**

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in a popular residential area just off the Antrim Road, Glengormley offering easy access to all local amenities and will ideally appeal to the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge, dining room with wood laminate flooring and a fitted kitchen with built in oven & hob, integrated appliances and access to rear.

Upstairs there are three bedrooms and a shower room

The property benefits from PVC double glazing.

Outside there is a tarmac driveway leading to detached garage, garden to front in lawn and a fully enclosed tarmac garden to rear.

**Early viewing recommended !!**

# 9 Rose Drive

## Antrim Road, Newtownabbey, BT36 5HB



- Semi Detached Villa
  - Modern Fitted Kitchen
  - Detached Garage
- 3 Bedrooms
  - Shower Room
  - Popular Location
- 2 Receptions
  - PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, under stairs storage

LOUNGE

13'0" x 11'5" (3.96m" x 3.48m")

DINING ROOM

11'6" x 10'4" (3.51m" x 3.15m")  
Wood laminate flooring

KITCHEN

13'4" x 7'9" (4.06m" x 2.36m")  
Range of white high gloss high and low level fitted units, formica worktop with glass splashback,

basin 1/2 stainless steel single drainer sink unit, built in stainless steel under oven, ceramic hob, stainless steel extractor fan, plumbed for washing machine, integrated fridge / freezer and dishwasher, pvc double glazed back door

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

13'1" x 9'8" (3.99m" x 2.95m")

BEDROOM 2

10'3" x 9'8" (3.12m" x 2.95m")  
Range of built in wardrobes

BEDROOM 3

9'10" x 7'9" at widest (3.00m" x 2.36m" at widest )  
Built in wardrobe


SHOWER ROOM

Chrome corner shower cubicle with Redring electric shower, vanity unit, low flush wc, hotpress, chrome heated towel radiator

OUTSIDE

Tarmac driveway leading to a detached garage.  
Garden to front in lawn.  
Fully enclosed tarmac garden to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	53
(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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