



## 17 Blackrock Walk Hydepark Road, Newtownabbey, BT36 4AQ

**Offers Around  
£209,950**

We are delighted to offer for sale this extremely well presented semi detached villa which is located in a very popular development just off the Hydepark Road, Mallusk and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, lounge with oak flooring and a modern fitted kitchen / diner with built in oven & hob, integrated appliances and PVC double glazed double doors to rear.

Upstairs there are three bedrooms, master ensuite and a separate modern bathroom with white suite, Other benefits include PVC double glazing and gas heating

Outside there is a tarmac driveway, garden to front in lawn and a large fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

# 17 Blackrock Walk

## Hydepark Road, Newtownabbey, BT36 4AQ



- Semi Detached Villa
- 3 Bedrooms Master Ensuite
- Lounge
- Luxury Kitchen / Diner
- Downstairs WC
- Modern White Bathroom
- PVC Double Glazing / Gas
- Driveway & Gardens

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Tiled floor, radiator

##### FURNISHED CLOAKROOM

Low flush wc, corner wash hand basin, tiled floor, radiator

##### LOUNGE

14'7" x 10'7" (4.45m" x 3.23m")  
Oak flooring, radiator

##### KITCHEN / DINER

17'6" x 12'6" (5.33m" x 3.81m")  
Modern range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, built in stainless steel oven, stainless steel gas hob, stainless steel extractor fan, integrated fridge / freezer and dishwasher, plumbed for

washing machine, gas boiler, partly tiled walls, tiled floor, radiator, pvc double glazed double doors to rear

#### FIRST FLOOR

##### LANDING

Storage cupboard, access to roofspace

##### BEDROOM 1

11'5" x 10'1" at widest (3.48m" x 3.07m" at widest )  
Built in part mirrored sliding robes, radiator

##### ENSUITE

Fully tiled shower cubicle, thermostatic shower, vanity unit, low flush wc, tiled floor, radiator

##### BEDROOM 2

9'7" x 9'5" (2.92m" x 2.87m")  
Radiator

##### BEDROOM 3

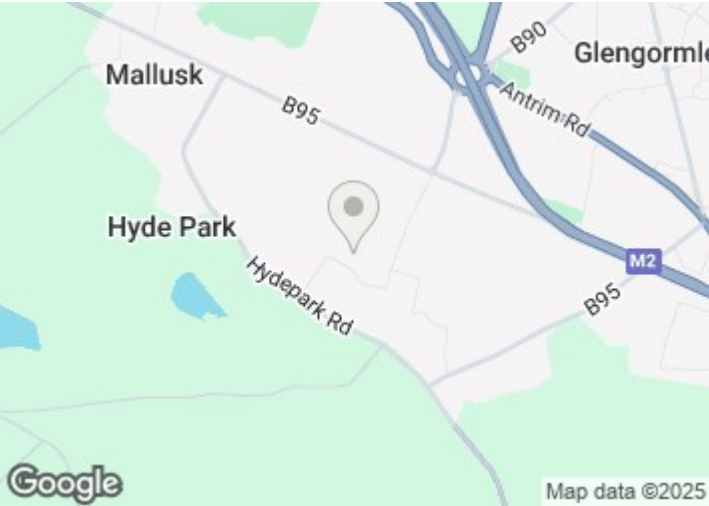
9'7" x 7'8" (2.92m" x 2.34m")  
Radiator

##### BATHROOM

Modern white suite comprising panelled shower bath, shower attachment, screen, vanity unit, low flush wc, partly tiled walls, tiled floor, radiator

##### OUTSIDE

Tarmac driveway  
Garden to front in lawn  
Fully enclosed garden to rear in lawn with shrub beds, paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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