

44 Alderley Place Mallusk Road, Newtownabbey, BT36 7WW

**Offers Around
£159,950**

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

Inside the accommodation comprises; entrance hall with furnished cloakroom, good size lounge with feature chimney breast with inset gas fire and wood laminate flooring and a separate cream high gloss fitted kitchen / diner with integrated appliances and access to rear.

Upstairs there are two bedrooms and a modern bathroom with white suite

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac parking space to front, gardens to front and side in lawn and a fully enclosed paved garden on other side.

Early viewing recommended !!

44 Alderley Place

Mallusk Road, Newtownabbey, BT36 7WW



- End Townhouse
- 2 Bedrooms
- Lounge
- Modern Kitchen / Diner
- Downstairs WC
- Modern White Bathroom
- PVC Double Glazing / Gas
- Popular Location

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, modern vertical radiator

FURNISHED CLOAKROOM

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

LOUNGE

14'5" x 13'1" at widest (4.39m" x 3.99m" at widest)
Feature chimney breast with inset gas fire, wood laminate flooring, two radiators

KITCHEN / DINER

16'4" x 9'8" (4.98m" x 2.95m")
Modern range of cream high gloss high and low level units, wood effect worktop, stainless steel single drainer 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 back door

FIRST FLOOR

LANDING

Access to floored roofspace with light

BEDROOM 1

12'11" x 9'10" (3.94m" x 3.00m")
Built in mirror sliding robes, wood laminate flooring, radiator

BEDROOM 2

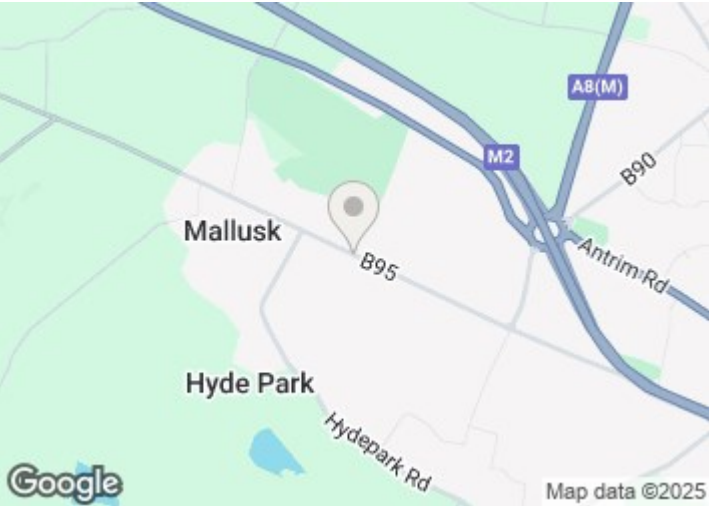
9'10" x 7'10" (3.00m" x 2.39m")
Wood laminate flooring, radiator

BATHROOM

White suite comprising panelled shower bath, shower above, screen, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator

OUTSIDE

Tarmac parking space to front
Gardens to front and side in lawn
Fully enclosed paved garden to other side



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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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