

## 11 KNOCKREACH GARDENS

**Rathcoole**

**Newtownabbey BT37**

- Mid Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- White Bathroom Suite
- Pvc Double Glazing
- Gas Heating
- Popular Location

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

**Offers Over £109,950**

# 11 Knockreagh Gardens

Rathcoole, Newtownabbey, BT37 9JX



## GROUND FLOOR

### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, under stairs storage.

### LOUNGE

14'2 x 11'11 (4.32m x 3.63m)

Feature fireplace with tiled hearth and wooden surround, wood laminate flooring, radiator.

### DINING ROOM

10'10 x 10'5 (3.30m x 3.18m)

Wood laminate flooring, radiator.

### KITCHEN

10'5 x 9'5 at widest (3.18m x 2.87m at widest)

Range of high and low level fitted

units with Formica worktops. Basin and a half stainless steel sink unit, cooker space, plumbed for washing machine, fridge freezer space, dishwasher space, gas boiler, partly tiled walls, pvc double glazed back door.

## FIRST FLOOR

### LANDING

Hotpress cupboard, access to roofspace.

### BEDROOM 1

14'2 x 8'9 at widest (4.32m x 2.67m at widest)

Wood laminate flooring, radiator.

### BEDROOM 2

10'5 x 9'7 (3.18m x 2.92m)

Wood laminate flooring, radiator.

### BEDROOM 3

10'8 x 6'8 (3.25m x 2.03m)

Radiator.

### BATHROOM

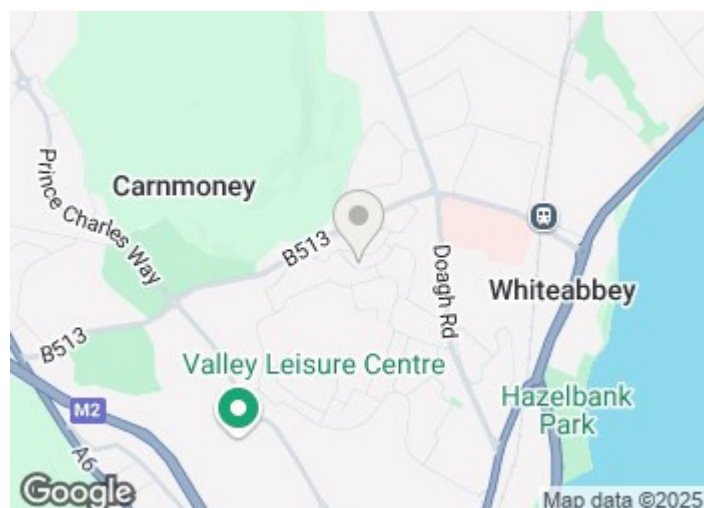
Panelled bath with shower attachment, pedestal wash hand basin and low flush W.C. Fully pvc panelled walls, storage cupboard, chrome heated towel rail.

### OUTSIDE

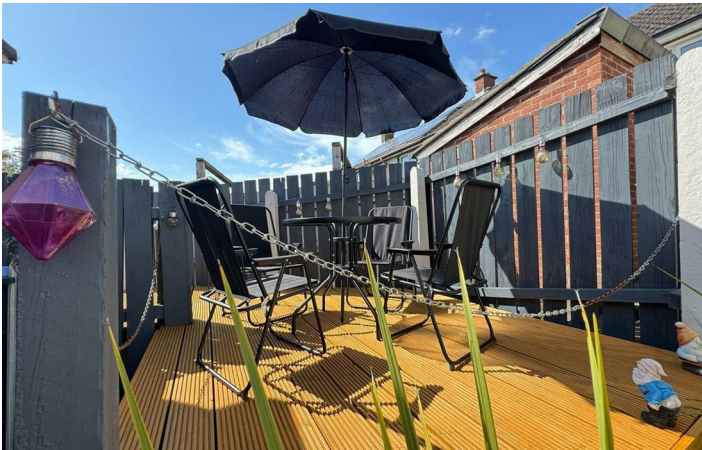
Garden to front in lawn.

Fully enclosed garden to rear in lawn with feature raised decking area.

Outhouse & access route for bins.



## Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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