



## 11 Ashbourne Ashgrove Road, Newtownabbey, BT36 6SW

**Offers Around  
£174,950**

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in a very popular residential area just off the Ashgrove Road and will ideally suit the young buyer seeking their first home.

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

Upstairs there are three bedrooms and a modern bathroom with white suite,

Other benefits include PVC double glazing, gas heating and PVC fascia and guttering.

Outside there is a timber gates at rear opening to a detached garage, garden to front, fully enclosed garden to side in artificial grass with entertaining area and a fully enclosed paved garden to rear.

Early viewing recommended !!

# 11 Ashbourne

Ashgrove Road, Newtownabbey, BT36 6SW



- Semi Detached Villa
- Modern Kitchen / Diner
- Detached Garage
- 3 Bedrooms
- Luxury White Bathroom
- Corner Site
- Lounge
- PVC Double Glazing / Gas

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

##### LOUNGE

13'9" x 10'9" (4.19m" x 3.28m" )  
Wood laminate flooring, radiator

##### KITCHEN / DINER

17'2" x 11'9" (5.23m" x 3.58m" )  
Range of oak high and low level units, formica workop, basin 1/2 stainless steel sink unit, ceramic hob, stainless steel extractor fan, fridge / freezer space, integrated dishwasher, partly tiled walls, tiled floor, radiator, breakfast bar, pvc double glazed double doors to rear

#### FIRST FLOOR

#### LANDING

Storage cupboard, access to roofspace

##### BEDROOM 1

13'5" x 10'5" (4.09m" x 3.18m" )  
Radiator

##### BEDROOM 2

12'0" x 10'5" (3.66m" x 3.18m" )  
Radiator

##### BEDROOM 3

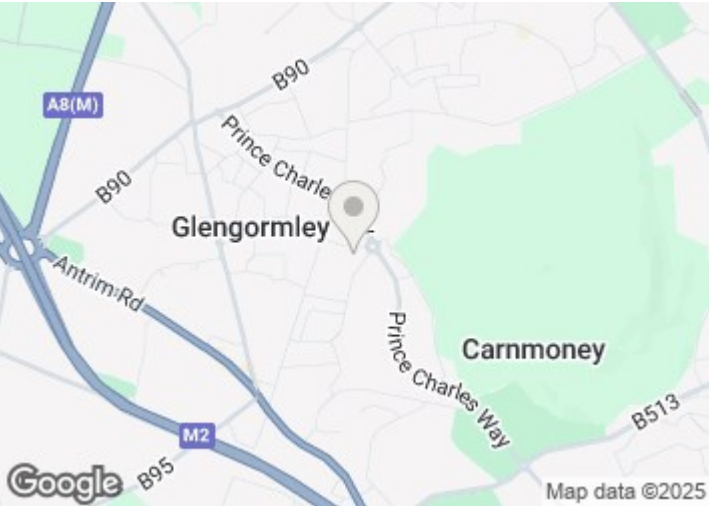
9'11" x 6'6" (3.02m" x 1.98m" )  
Radiator, wood laminate flooring

##### BATHROOM

Modern white suite comprising panelled shower bath, thermostatic shower above, screen, semi pedestal wash hand basin, low flush wc, fully tiled walls, chrome heated towel radiator

#### OUTSIDE

Timber gates at rear opening to a detached garage, up and over door, light and power, utility area with high and low level units, worktop, stainless steel sink unit, plumbed for washing machine  
Timber sliding gate at rear opening to paved off street parking area  
Garden to front  
Fully enclosed garden to side with artificial grass, pebbled shrub bed  
Part enclosed timber structure suitable for entertaining  
PVC fascia and gutteirng



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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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