



15 Sandyknowes Park

Newtownabbey, BT36 5DE

Offers over £152,000



Nest Estate Agents are delighted to bring to market this well presented semi detached home in the heart of Newtownabbey.

This property is situated in a quiet cul de sac just off the Antrim Road in Glengormley and the location is within walking distance to local schools, amenities and shops. Public transport is close to hand, making this property ideal for those commuting to Belfast.

The property is well presented by the current owner and is ready to move in to. Internally the property offers a spacious lounge, a kitchen and open plan dining area, 3 bedrooms and a modern family bathroom suite.

Externally the property benefits from a detached single garage, a front garden, a rear enclosed garden and a driveway.

This home would ideally suit a first time buyer or those looking to downsize.

HALLWAY 6' x 14'2" (1.83m' x 4.27m'0.61m")
uPVC front door with glazed feature inserts. Ceramic tiled flooring.

STORAGE 5' x 3'1" (1.52m' x 0.91m'0.30m")

LOUNGE 10'10" x 14'1" (3.05m'3.05m" x 4.27m'0.30m")
Laminate wood effect flooring.

KITCHEN 17'3" x 9'10" (5.18m'0.91m" x 2.74m'3.05m")
Range of high and low level units. Stainless steel sink with drainer. Space for cooker. Stainless steel extractor fan. Space for washing machine. Breakfast bar area. Tiled splashback. Tiled ceramic floor. Access to rear garden.

LANDING 6'1" x 8'11" (1.83m'0.30m" x 2.44m'3.35m")

STORAGE 2'11" x 3'4" (0.61m'3.35m" x 0.91m'1.22m")

BEDROOM 1 14'4" x 11'1" (4.27m'1.22m" x 3.35m'0.30m")
Laminate wood effect flooring.

BEDROOM 2 9'11" x 11'1" (2.74m'3.35m" x 3.35m'0.30m")
Laminate wood effect flooring.

BEDROOM 3 8'3" x 9'7" (2.44m'0.91m" x 2.74m'2.13m")
Laminate wood effect flooring.

BATHROOM 5'5" x 6'1" (1.52m'1.52m" x 1.83m'0.30m")
White paneled bath with mixer taps, with glass shower screen and overhead electric shower. Vanity style wash hand basin with mixer taps. Low flush W.C. Tiled splashback. Tiled flooring.

OUTSIDE

Rear enclosed garden with paved and stoned areas. Front paved area. Paved driveway. Outside light. Outside tap.

GARAGE 19'3" x 11'6" (5.79m'0.91m" x 3.35m'1.83m")
Roller shutter. Power and light.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		72			
		57			
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.