



10 Blackrock Park Avenue, Newtownabbey, BT36 4NR

- Georgian Style End Town House
- Lounge With Gas Fire
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Private Double Driveway
- Four Bedrooms; Two En Suite
- Kitchen With Living/Dining Area
- Family Bathroom; Four Piece Suite
- Gardens Front & Rear
- Well Sought After Development

Offers Over £199,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Georgian style, hardwood front door with matching double glazed fan light over. Tiled floor. Stairwell to first floor. Feature height ceilings, continuing throughout.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 13'4" x 11'5"

Gas fire in cast iron fireplace with tiled hearth and timber surround. Wood laminate floor covering.



KITCHEN THROUGH LIVING/DINING 17'5" x 13'5" **(wps)**

Fitted kitchen with range of high and low level storage units, with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splash back tiling to walls. Tiled floor. Access to under stairs store with vacuum hub. PVC double glazed, French doors leading to rear garden.

UTILITY ROOM 6'8" x 5'6"

Fitted low level storage units, with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Gas fired central heating boiler. Splash back tiling to walls. Tiled floor. Hardwood, double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to store. Stairwell to second floor.

BEDROOM 2 11'7" x 10'5"

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splash back tiling and illuminated mirror over sink. Tiled floor.

BEDROOM 3 10'7" x 10'6" (wps)

BEDROOM 4 8'6" x 5'10"

FAMILY BATHROOM

White, four piece comprising panelled bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling and illuminated mirror over sink. Chrome towel radiator. Tiled floor.

SECOND FLOOR

LANDING

PRINCIPAL BEDROOM 14'4" x 11'10" (plus recess)

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Tiled feature wall. Chrome towel radiator. Tiled floor.

EXTERNAL

Front garden, finished mainly in lawn.

External lighting.

Rear garden, finished in lawn and paved patio area.

Private, double car parking bay to rear.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

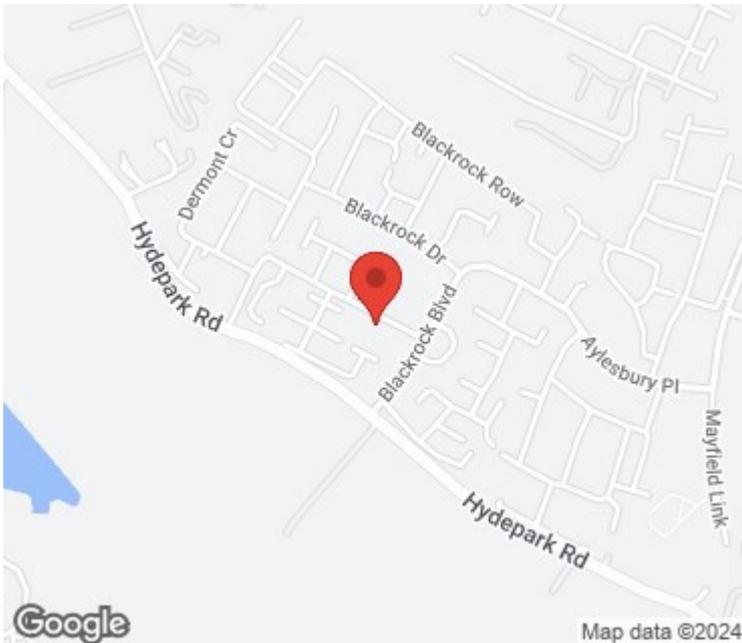




Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Spacious, four bedroom, three-storey, Georgian style end town house property, located within the well sought after Blackrock development, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with gas fire, kitchen through living/dining room, utility room, four bedrooms, two en suite shower rooms, and family bathroom with contemporary, white four piece suite. Externally, the property enjoys enclosed gardens front and rear, and private double driveway to rear. Other attributes include gas heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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