



23 Moss Road, Newtownabbey, BT36 5JX

- Exceptional, Semi-Detached Home
- Bay-Fronted Lounge
- Modern Fitted Kitchen
- Deluxe Bathroom & En Suite
- Generous Sized Private Driveway; Low Maintenance Gardens

- Three Well-Proportioned Bedrooms
- Open Plan Living / Dining / Kitchen
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Immaculately Presented Throughout

Offers Over £209,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splash back tiling to walls. Tiled floor.

LOUNGE 17'3" x 11'3" (wps)

Box bay window to front elevation. Wood laminate floor covering.



**OPEN PLAN LIVING / DINING / KITCHEN
AREA 21'11" x 14'8" (wps)**

Box bay window to side elevation. Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for American style fridge freezer. Space and plumbed for washing machine and dishwasher. Stone clad splash back to walls. Tiled floor. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to shelved store, with gas fired central heating boiler. Access to partially floored roof space, via slingsby style ladder.

PRINCIPAL BEDROOM 13'4" x 11'3"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Tiled floor. Chrome towel radiator.

BEDROOM 2 11'9" x 9'11"

BEDROOM 3 8'3" x 8'1"

Half panelling to walls.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Part tiling to walls. Chrome towel radiator. Tiled floor. Access to shelved store.

EXTERNAL

Generous sized, private driveway area, finished in tarmac. Front and side gardens finished in lawn, tree bark and range of shrubs.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden, finished in artificial grass, brick pavior and granite paving.

Raised bed with range of shrubs and trees.

Outside tap.

**IMPORTANT NOTE TO ALL POTENTIAL
PURCHASERS**





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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.



Immaculately presented, spacious, three-bedroom, semi-detached home, situated on Moss Road, Glengormley, Newtownabbey. The property comprises entrance hall, furnished cloakroom, bay-fronted lounge, open plan living / dining / kitchen area, modern fitted kitchen, three well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom. Externally, the property enjoys generous sized private driveway, finished in tarmac, and low maintenance gardens front and rear. Other attributes include gas heating, PVC double glazing, convenient location and planning permission for a second floor conversion, to include a fourth bedroom. Early viewing highly recommended.



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	

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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