



25 Manse Road, Newtownabbey, BT36 6RN

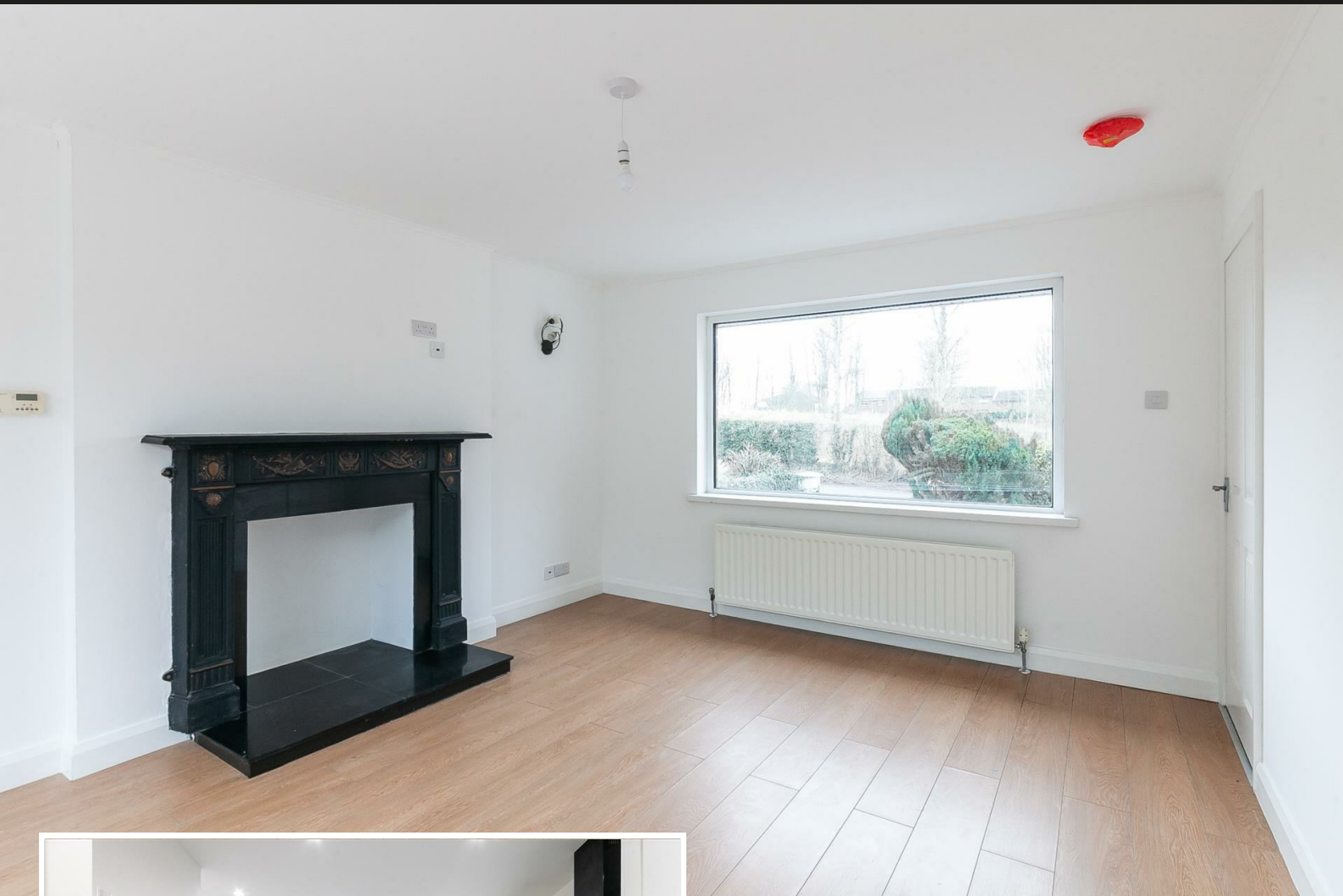
- Renovated, Detached Bungalow
- Modern Fitted Kitchen
- Floored Roof Space
- PVC Double Glazing
- Gardens Front and Rear
- Three Bedroom; Three Reception
- Deluxe Shower Room
- Gas Heating
- Private Driveway; Integral Garage
- Convenient Location

Offers Over £209,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor.

LOUNGE 14'0" x 11'11"

Focal point fireplace with cast iron surround and granite hearth. Wood laminate floor covering. Dual aspect windows.

FAMILY ROOM 14'0" x 10'11"

Access to roof space via slingsby style ladder. PVC double glazed French doors leading to:

SUN LOUNGE THROUGH CONSERVATORY 20'7" x 9'11"

PVC double glazed French doors to rear garden. Tiled floor.



KITCHEN 10'8" x 9'1" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven, fridge freezer and washing machine. Upstands to walls to match work surface. Tiled floor. Glass panelled door to conservatory.

BEDROOM 1 10'11" x 10'11"

BEDROOM 2 10'11" x 8'11"

BEDROOM 3 9'4" x 7'6"

Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Tiled floor.

EXTERNAL

Private driveway finished in tarmac.

Front garden finished mainly in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn, paved patio area and range of plants, trees and shrubbery.

Outside tap.

INTEGRAL GARAGE 16'9" x 8'8" (wps)

PVC coated, roller, shutter door. Power and oil fired central heating boiler. Service door to rear garden.

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.





Renovated, three bedroom/three reception, detached bungalow with integral garage, conveniently situated off Manse Road, Newtownabbey.

The property comprises entrance hall, lounge, family room, sun lounge through conservatory, modern fitted kitchen, three well proportioned bedrooms, and deluxe shower room, with contemporary, white three piece suite.

Externally, the property enjoys private driveway, integral garage, and gardens front and rear, finished mainly in paved patio and lawn.

Other attributes include gas heating, PVC double glazing and floored roof space.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(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 are 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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