



1 Aspen View, Newtownabbey, BT36 6FB

- End Town House Property
- Lounge
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Low Maintenance Garden

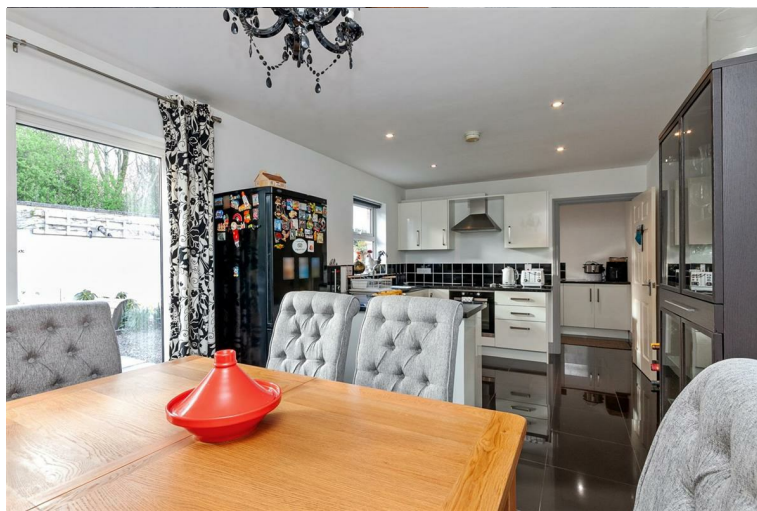
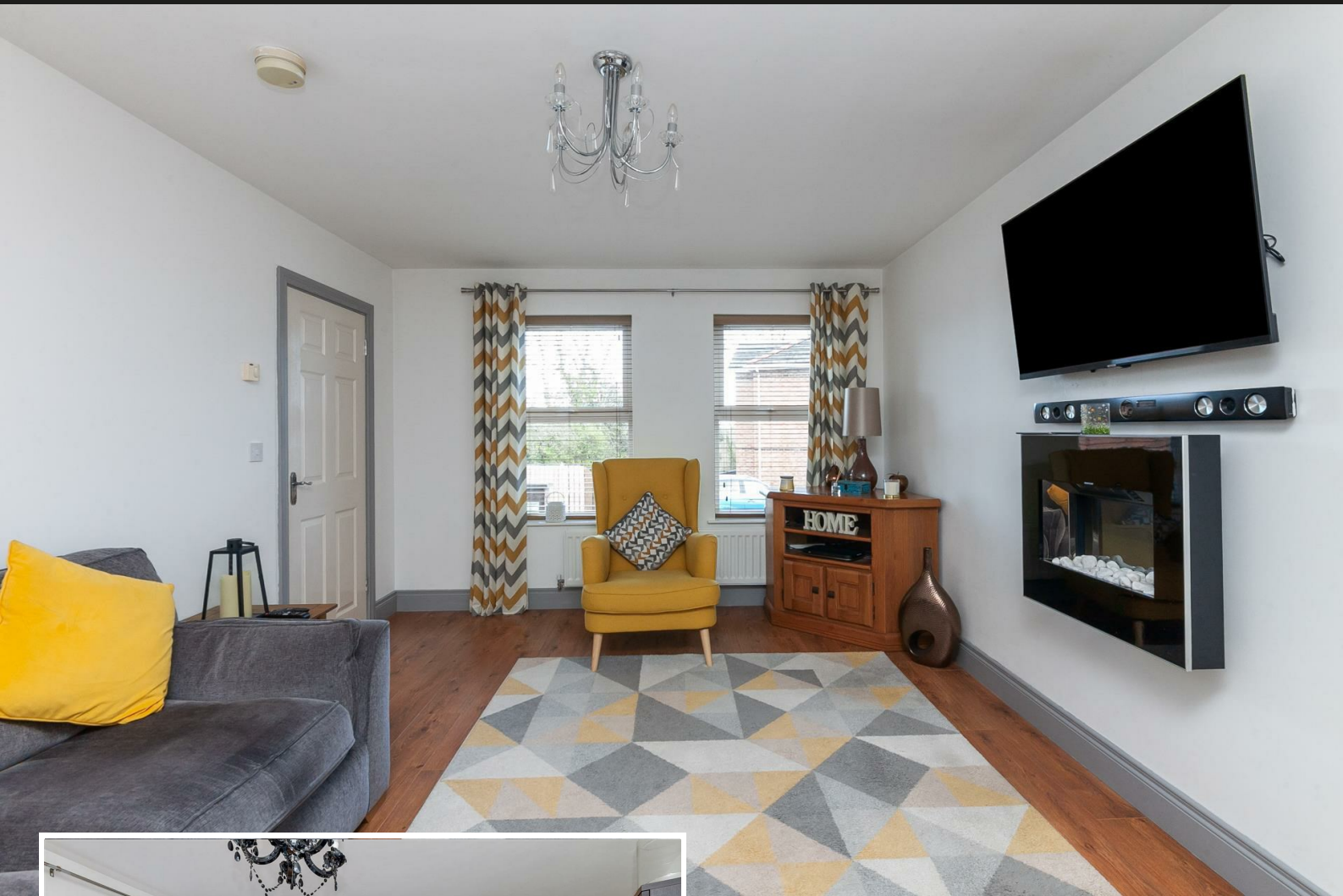
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom; En Suite
- Private Driveway
- Immaculately Presented Throughout

Offers Over £184,950

EPC Rating C







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door with matching side screens. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

#### LOUNGE 16'7" x 11'4"

Contemporary, focal point, wall mounted electric fire. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 19'5" x 10'4"**

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Splashback tiling to walls. Tiled floor. PVC double glazed, sliding patio door to rear garden.

## **UTILITY ROOM 10'6" x 5'8"**

Range of fitted low level storage units and work surface area to match kitchen. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for under counter fridge. Splashback tiling to sink. Tiled floor. Hardwood, double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store. Access to partially floored roof space via slingsby style ladder.

## **PRINCIPAL BEDROOM 13'3" x 11'5"**

### **DELUXE ENSUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

## **BEDROOM 2 11'5" x 10'5"**

## **BEDROOM 3 11'9" x 7'6" (wps)**

Built in store with gas fired central heating boiler.

### **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, wash hand basin and WC. Splashback tiling to walls. Chrome towel radiator. Tiled floor.

## **EXTERNAL**

Generous sized, private driveway, finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance, fully enclosed rear garden, finished in paved patio area, decorative stone and range of plants, trees and shrubbery.

Outside tap.





## 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.



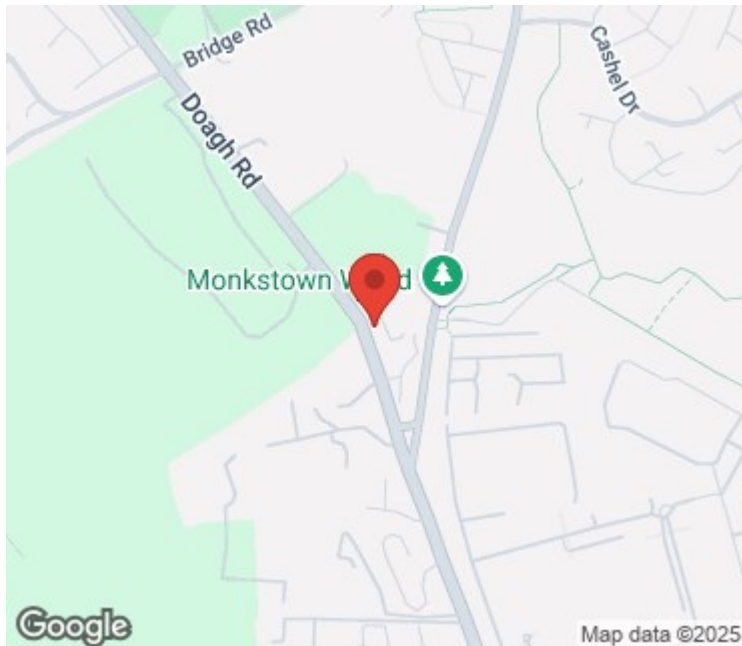
**Immaculately presented, spacious, three bedroom, end town house property, conveniently situated off the Doagh Road, Newtownabbey.**

**The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, utility room, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom.**

**Externally, the property enjoys generous sized private driveway finished in tarmac, and low maintenance, fully enclosed rear garden.**

**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) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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