



207 Jordanstown Road, Newtownabbey, BT37 0LX

- Semi Detached Home
- Lounge; Separate Dining Room
- Oil Heating; Double Glazing
- Utility Hall
- Low Maintenance Gardens
- Two Well Proportioned Bedrooms
- Fitted Kitchen
- Bathroom; Separate WC
- Driveway Area To Rear
- Convenient Location

Offers Over £129,950

EPC Rating F



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glazed front entrance door. Wood lamination floor covering. Stairwell leading to first floor.

LOUNGE 13'6" x 12'11" (wps)

Wood laminate floor covering. Double glazed picture window to front elevation. Focal point, decorative tiled fireplace.

DINING ROOM 10'6" x 10'0" (wps)

Wood laminate floor covering. Double glazed picture window to rear elevation. Open arch to:



KITCHEN 10'5" x 6'11"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface area. Stainless steel sink unit with draining bay. Fully tiled walls. Tongue & groove panelled ceiling. Wood laminate floor covering. Access to under stairs store.

UTILITY REAR HALL 7'8" x 6'9"

Space for cooker and fridge freezer. Plumbed for automatic washing machine. Tiled floor. Hardwood rear door. Tongue & groove panelled ceiling. Light and power.

FIRST FLOOR

LANDING

Wood laminate floor covering. Access via slingsby style ladder to partially floored roof space. Access to shelved hot press.

BEDROOM 1 14'0" x 13'0"

Wood laminate floor covering. Double glazed picture window to front elevation. Access to built in wardrobe/store with light, shelving and hanging rail.

BEDROOM 2 10'6" x 8'1"

Wood laminate floor covering.

BATHROOM 5'11" x 5'1"

White, two piece suite comprising panelled bath and pedestal wash hand basin. PVC panelled walls. Tiled floor.

CLOAKROOM WITH WC 5'1" x 2'7"

White WC. PVC panelling to walls. Tiled floor. PVC double glazed frosted window to rear elevation.

EXTERNAL

Low maintenance front and side gardens finished in paving, decorative stone and shrub beds.

Double gates to rear leading to paved/stoned driveway area, accessed via a right of way from laneway at rear.

Low maintenance rear garden finished in paving, decorative stone and shrub beds.

Timber garden shed.

PVC oil storage tank.

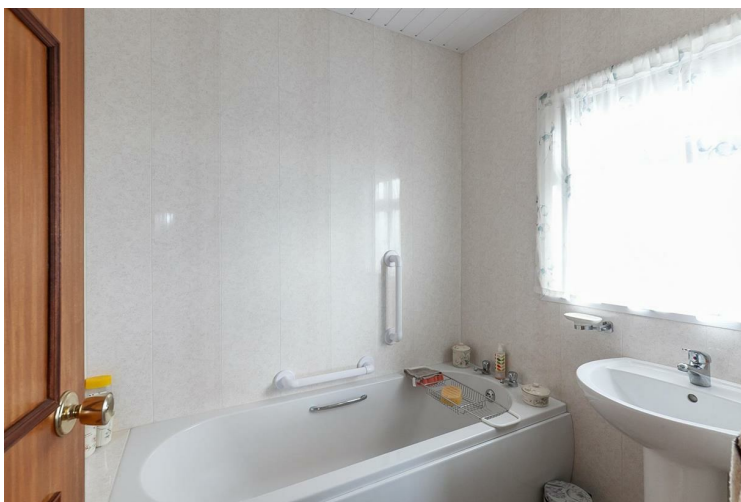
Oil fired central heating (housed).

Purpose built external store.

External lighting.

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.



Well presented, two bedroom, two reception semi detached home with low maintenance gardens front, side and rear, conveniently located within the popular Monkstown area of Newtownabbey.

The property comprises entrance hall, lounge with focal point decorative fireplace, separate dining room, kitchen, utility hall, two well proportioned first floor bedrooms, bathroom with two piece suite, and separate cloakroom with white WC.

Externally the property enjoys low maintenance front and side gardens finished in paving, decorative stone and shrub beds, double gates to rear leading to paved/stoned driveway area, accessed via a right of way from laneway at rear, and low maintenance rear garden finished in paving, decorative stone and shrub beds.

Other attributes include oil fired central heating, double glazing and convenient location.

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		55
(39-54) E	29	
(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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