



17 Sharonmore Park, Newtownabbey, BT36 6PW

- Extended Semi Detached Home
- Lounge
- Conservatory
- Oil Heating; Double Glazing
- Large, Matching Detached Garage
- Three Bedrooms
- Kitchen Through Dining Room
- Shower Room
- Generous Sized Driveway
- Garden; Elevated Views

£159,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Tiled floor. Glass paneled door with matching side screen leading to entrance hall.

ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Half tiling to walls. Tiled floor.

LOUNGE 14'2"m x 13'4"m

Picture window to front elevation. Elevated rural view. Open fire. Tiled fireplace with marble tiled hearth. Wood laminate floor covering. Double doors leading to kitchen through dining room.



KITCHEN THROUGH DINING ROOM 20'9"m x 10'4"m

Fitted kitchen with range of high and low level storage units and contrasting wood block melamine work surface. Stainless steel 1.5 sink bowl with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge. Plumbed and space for washing machine. Glass fronted display cabinet. Splash back tiling to walls. Tiled floor. PVC double glazed French doors leading to conservatory.

CONSERVATORY 17'8"m 11'3"m wps

PVC double glazed frame with matching French doors to rear garden. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM ONE 14'1"m x 10'5"m wps

Elevated rural view towards Slemish Mountain. Fitted wardrobes in mirrored panelled sliding doors. Separate built in double wardrobe. Wood laminate floor covering.

BEDROOM TWO 10'5"m x 10'4"m wps

BEDROOM THREE 10'4"m x 6'9"m

SHOWER ROOM

Wet room style shower area. Wash hand basin and WC. Electric shower. Fully tiled walls.

EXTERNAL

Generous private driveway area, finished in paving.

Front garden finished in decorative stone.

External lighting.

Side and rear garden finished in lawn and paved patio area.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

LARGE MATCHING DETACHED GARAGE 17'10"m x 16'0"m

Power operated aluminum roller shutter door. Separate service door. Power and light.

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.



Three bedroom, semi detached home, with conservatory extension and large matching detached garage, occupying a prime site within the Sharonmore area of Carnmoney, Newtownabbey.

The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, kitchen through dining room, conservatory, three well proportioned bedrooms, and shower room.

Externally, the property enjoys generous sized private driveway, large matching detached garage, and garden area to front, side and rear.

Other attributes include oil heating, double glazing, convenient location, and elevated rural views.

The property is in need of modernising and maintenance, as generously reflected within marketing figure.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	65
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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