



## 20 Beechgrove Gardens, Newtownabbey, BT36 6JF

- Semi Detached Home
- Lounge; Separate Dining Room
- Fully Tiled Bathroom; White Suite
- Private Driveway; Large Attached Garage
- Convenient Location

- Three Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Immaculately Presented Throughout

Offers Over £169,950

EPC Rating C







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 14'4" x 12'6" (wps)

Stone clad chimney breast with matching hearth. Wood laminate floor covering. Access to under stairs store. Open arch to:

#### DINING ROOM 9'11" x 7'8"

Wood laminate floor covering. Glass panelled door leading to:



## **KITCHEN 10'0" x 7'6"**

Modern fitted 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 extractor hood over. Integrated double oven and fridge freezer. Fully tiled walls. Chinese slate floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 11'11" x 9'0" (wps)**

### **BEDROOM 2 12'1" x 8'9"**

### **BEDROOM 3 8'8" x 7'5" (wps)**

Built in shelved store.

### **FULLY TILED BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Chrome towel radiator.

### **EXTERNAL**

Paved private driveway area.

Front garden finished mainly in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, brick pavior and raised beds.

Outside tap.

## **LARGE ATTACHED GARAGE 28'1" x 7'10"**

Up and over door. Separate service door to rear garden.

Power, light, gas fired central heating boiler and plumbed for automatic washing machine.

## **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, three bedroom, semi detached home with attached garage, situated within the popular Beechgrove development, Manse Road, Newtownabbey.**

**The property comprises entrance hall, lounge, open arch to dining room, separate modern fitted kitchen, three bedrooms and fully tiled bathroom, with white, three piece suite.**

**Externally, the property enjoys private driveway, large, attached garage, and fully enclosed rear garden.**

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>74</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