



25 Kimberley Road, Newtownabbey, BT36 6NZ

- Extended Semi Detached Home
- Lounge
- Conservatory
- Floored Roof Space
- Private Driveway; Matching Detached Garage
- Three Bedrooms
- Kitchen Through Dining Room
- Deluxe Shower Room
- Gas Heating; PVC Double Glazing
- Low Maintenance Gardens; Convenient Location

Offers Over **£184,950**

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 14'5" x 11'10" (wps)

Picture window to front elevation. Open fire in cast iron fireplace with granite hearth and timber surround. Wood laminate floor covering. Glass panelled French doors leading to:



KITCHEN THROUGH DINING ROOM 17'8" x 11'0"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block 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 under counter fridge. Plumbed and space for dishwasher. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed door to rear garden. PVC double glazed, sliding, patio door leading to:

CONSERVATORY 9'10" x 8'8" (wps)

In PVC double glazed frame with matching French door to rear garden. Chinese slate tiled floor.

FIRST FLOOR

LANDING

Wood laminate floor covering. Access to shelved store.

BEDROOM 1 11'5" x 10'0"

Elevated rural view towards Slemish. Built in wardrobes. Wood laminate floor covering.

BEDROOM 2 10'0" x 9'5"

Wood laminate floor covering.

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

Wood laminate floor covering. Rural view towards Slemish and Knockagh. Fixed stairwell to floored roof space.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower. Fully tiled walls.

FLOORED ROOF SPACE 17'10" x 10'1" (wps)

Power, light, wood laminate floor covering, Velux window, window to gable and access to under eaves storage.

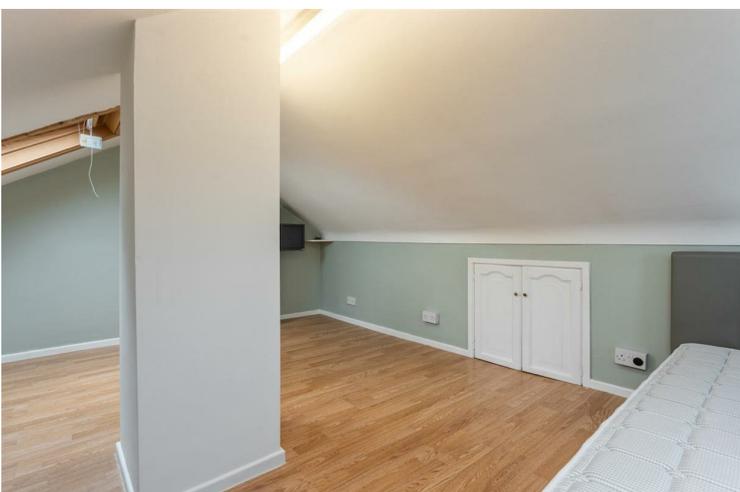
EXTERNAL

Generous sized private driveway area finished in tarmac. Front garden finished in lawn, paved patio area, decorative stone, raised beds and wide array of plants, trees and shrubbery. Entrance canopy. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed, low maintenance, paved rear garden. Outside tap.

MATCHING DETACHED GARAGE 20'7" x 9'4"

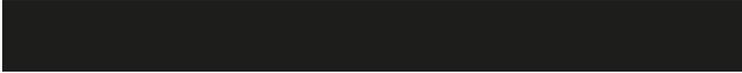
Double doors. Separate service door to rear. Power, light and gas fired central heating boiler.

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.



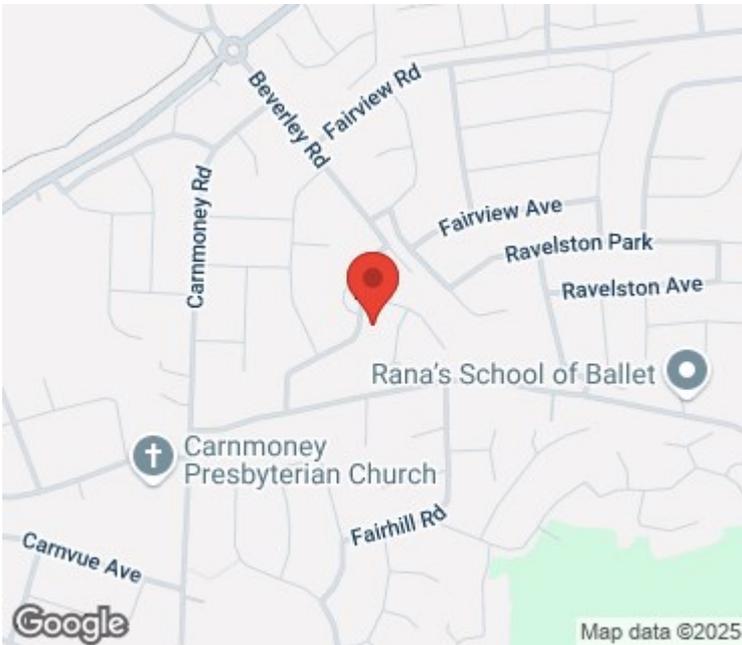
Immaculately presented, extended, three bedroom, semi detached home, with conservatory, floored roof space, and matching detached garage, situated within the Carrmoney area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, conservatory, three bedrooms, deluxe shower room, and floored roof space.

Externally, the property enjoys private driveway, matching detached garage, and low maintenance gardens, with range of mature plants, trees and shrubbery.

Other attributes include gas heating, PVC double glazing, convenient location, and elevated, rural views towards Slemish Mountain and Knockagh.

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		60	70
(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 and 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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