



## 19 Lisbane Avenue

Newtownabbey, BT37 0LL

Offers Over £179,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door with matching side screens. Stairwell to first floor. Access to under stair store. Tiled floor.

#### LOUNGE

12'2 x 12'1 (3.71m x 3.68m)

Focal point open fire with timber surround on slate hearth. Hardwood glazed double doors to kitchen. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

18'8 x 11'4 (5.69m x 3.45m)

Modern fitted gloss style kitchen with high and low level storage units and contrasting melamine work surfaces. Matching upstands to work surfaces. Integrated appliances to include low level fridge and freezer, dishwasher, eye level oven and microwave oven, induction hob with integrated extractor fan. Stainless steel 1.5 bowl sink unit. Breakfast bar area. Hardwood glazed double doors to sunroom. Tiled floor.

#### SUNROOM

13'1 x 11'1 (3.99m x 3.38m)

PVC double glazed French doors to rear. Wood laminate floor covering.

#### BEDROOM 4

11'10 x 9'11 (3.61m x 3.02m)

PVC door to the side for wheelchair access. Wood laminate floor covering. Access to roof space.

### EN-SUITE

Fitted four piece suite comprising panelled bath, shower cubicle with mains power shower over, wash hand basin and WC. Fully panelled walls. Chrome towel radiator.

### FIRST FLOOR

#### LANDING

Access to roof space with gas fired central heating boiler.

#### BEDROOM 1

13'1 x 9'3 (3.99m x 2.82m)

Wood laminate floor covering. Access to built in wardrobe.

#### BEDROOM 2

11'1 x 10'4 (3.38m x 3.15m)

Wood laminate floor covering.

#### BEDROOM 3

9'2 x 8'3 (2.79m x 2.51m)

Access to built in store.

### FAMILY BATHROOM

Modern fitted three piece suite comprising shower cubicle with mains shower over, vanity unit and WC. Chrome towel radiator. Fully panelled walls and tiled floor.

### EXTERNAL

Low maintenance front and side gardens in decorative stone with elevated patio area to the rear. Private driveway.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

Wheelchair accessible.

Tel: 02825655733

## DETACHED GARAGE

17'1 x 10'2 (5.21m x 3.10m)

Roller shutter door.

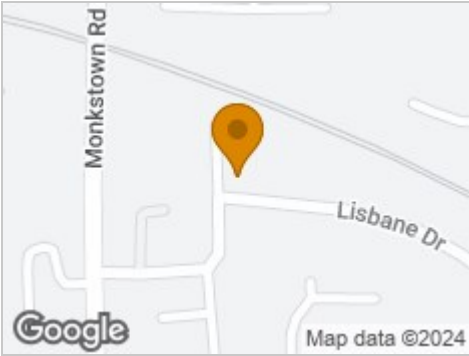
Space and plumbing for washing machine and tumble dryer.

Power and light.





Road Map



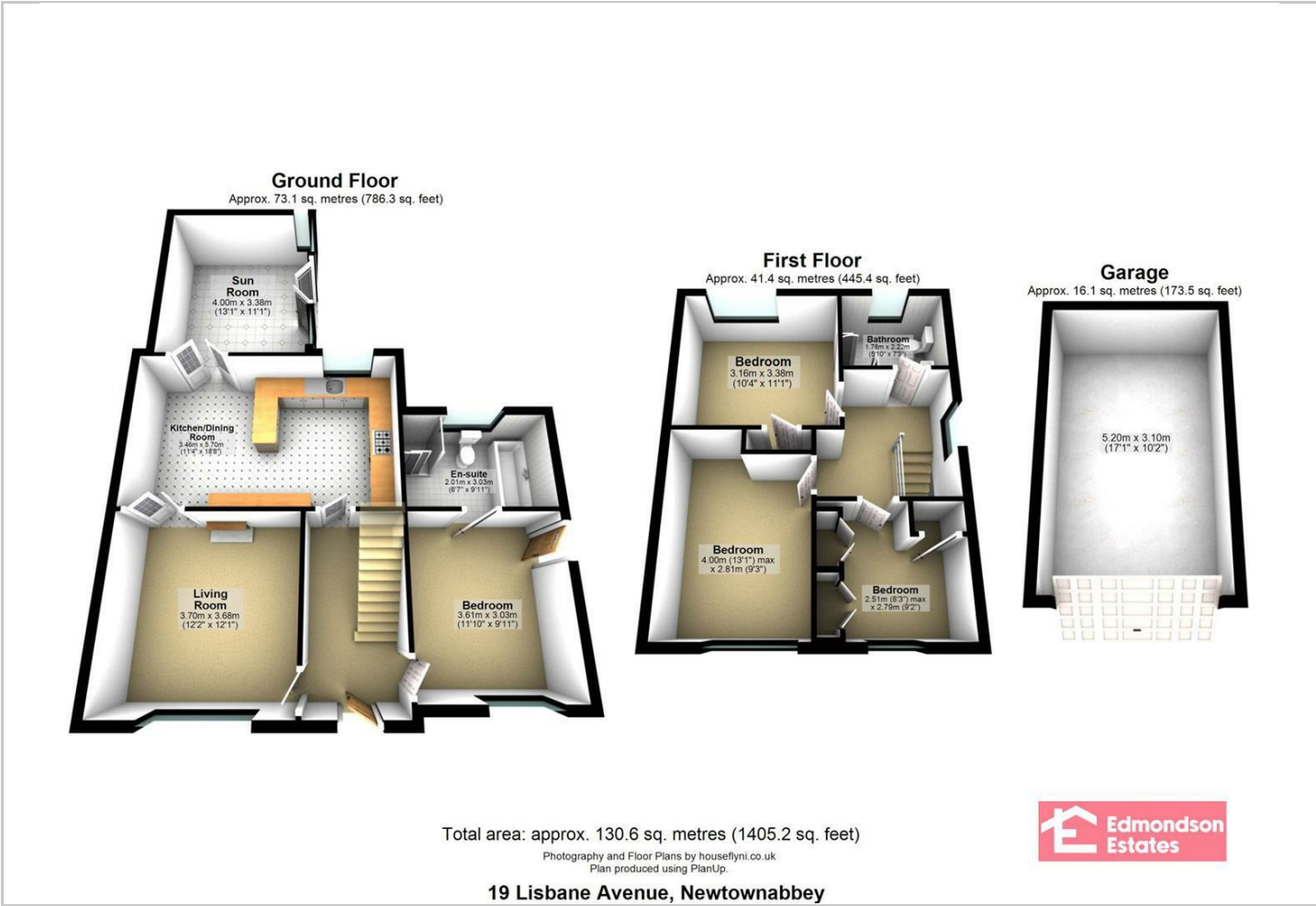
Hybrid Map



Terrain Map



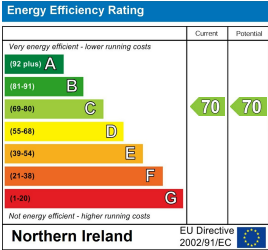
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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