



## 12 Beechgrove Gardens, Newtownabbey, BT36 6JF

- Semi Detached Villa
- Lounge; Contemporary Electric Fire
- Deluxe Bathroom With Three Piece Suite
- Paved Private Driveway
- Gardens Front And Rear
- Three Well Proportioned Bedrooms
- Modern Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Attached Garage
- Convenient Location; Immaculately Presented

Offers Over £159,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 14'0" x 12'5"

Contemporary, wall mounted, glass fronted electric fire. Twin windows to front elevation. Access to under stairs store. Glass panelled door leading to:



## **KITCHEN THROUGH DINING ROOM 15'7" x 9'10"**

Modern, white high gloss fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with glass splash back and extractor hood over. Integrated oven. Space for American style fridge freezer. Matching fitted breakfast bar unit. Upstands to walls to match work surface. Built in wine rack. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 12'0" x 9'4"**

### **BEDROOM 2 11'11" x 7'10"**

### **BEDROOM 3 8'9" x 7'5" (wps)**

Wood laminate floor covering. Built in wardrobe/store with gas fired central heating boiler.

### **FULLY TILED DELUXE BATHROOM**

Contemporary, white three piece suite comprising panelled bath, vanity unit and concealed cistern WC. Thermostat controlled mains shower with drench shower head and glass shower screen over bath. Towel radiator.

### **EXTERNAL**

Front garden finished in lawn.

Paved private driveway.

External lighting.

Low maintenance, fully enclosed, paved rear garden with decorative stone raised bed.

Outside tap.

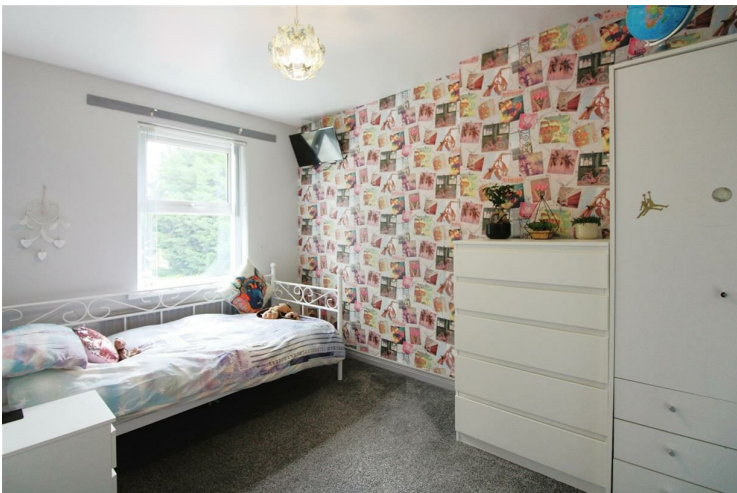
### **ATTACHED GARAGE 24'0" x 7'10"**

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

Plumbed for automatic washing machine. 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.





*Immaculately presented, three bedroom, semi detached villa with private driveway, attached garage, and gardens front and rear, located within the popular and conveniently situated Beechgrove Gardens, Carrmoney, Newtownabbey. The property comprises entrance hall, lounge with contemporary, wall mounted, glass fronted electric fire, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with contemporary, white three piece suite. Externally the property enjoys paved private driveway, attached garage, front garden finished in lawn, and low maintenance, fully enclosed, paved rear garden with decorative stone raised bed. Other attributes include gas fired central heating, PVC 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>71</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 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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