



2 Lakeview Grove, Newtownabbey, BT36 5ZU

- Detached Family Home
- Kitchen With Informal Dining Area
- Family Bathroom; En Suite Shower Room
- Private Driveway; Garage
- Views Towards Mossley Mill and Lake
- Four Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Convenient Location

Offers Over £245,000

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Access to under stairs store. Glass panelled door to kitchen.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

LOUNGE 17'1" x 12'9" (wps)

Bay window to front elevation. Cast iron wood burning stove on tiled hearth. Wood laminate floor covering.

FAMILY ROOM 13'10" x 11'8"

Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 15'7" x 13'3"

Modern fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for dishwasher. Twin glass fronted display cabinets. Splash back tiling to walls. Tiled floor. Glass panelled door leading to:

UTILITY ROOM 9'8" x 6'5"

Range of fitted high and low level storage units, with contrasting marble effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splash back tiling to sink. Tiled floor. PVC double glazed door to rear garden.

BEDROOM 4 11'9" x 11'8"

Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 15'3" x 12'9" (wps)

Dual aspect windows. Bay window to front elevation. Wood laminate floor covering.

EN SUITE SHOWER ROOM

Three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to walls.

BEDROOM 2 15'1" x 11'3" (wps)

Bay window to front elevation. Wood laminate floor covering.

BEDROOM 3 11'8" x 11'4" (wps)

View towards Mossley Mill and lake. Wood laminate floor covering.

FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate fully tiled shower enclosure, vanity unit and WC. Electric shower. Part tiling to walls. Tiled floor. Chrome towel radiator.

EXTERNAL

Front garden, finished in lawn, shrubs and trees.

Generous sized private driveway area, finished in decorative stone.

External lighting.

Fully enclosed garden to side and rear, finished in lawn, paving, timber decking and hedgerow.

Outside tap.

PVC oil storage tank.



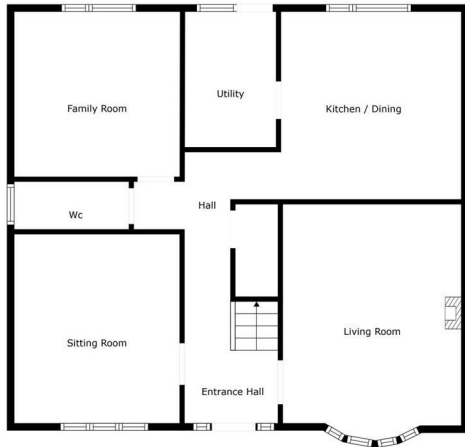


MATCHING DETACHED GARAGE 18'5" x 10'4"

Up and over door. Separate service door to rear garden. Power, light and oil 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.



Sizes And Dimensions Are Approximate. Actual May Vary.

Immaculately presented, detached, family home, with matching detached garage, located within the popular Lakeview development, Carnmoney, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with cast iron, wood burning stove, family room, kitchen with informal dining area, utility room, four well-proportioned bedrooms, to include principal en suite, and family bathroom. Externally, the property enjoys generous sized private driveway, matching detached garage, and gardens, front, side and rear, finished in lawn, paved patio area and range of shrubs. Other attributes include oil heating, PVC double glazing, views toward Mossly Mill and lake, and convenient location. 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	61	65
(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 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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