

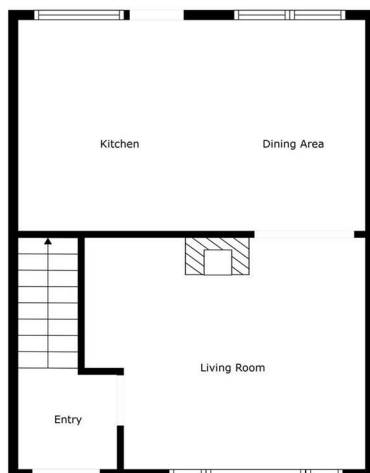


32 Kimberley Road, Newtownabbey, BT36 6NZ

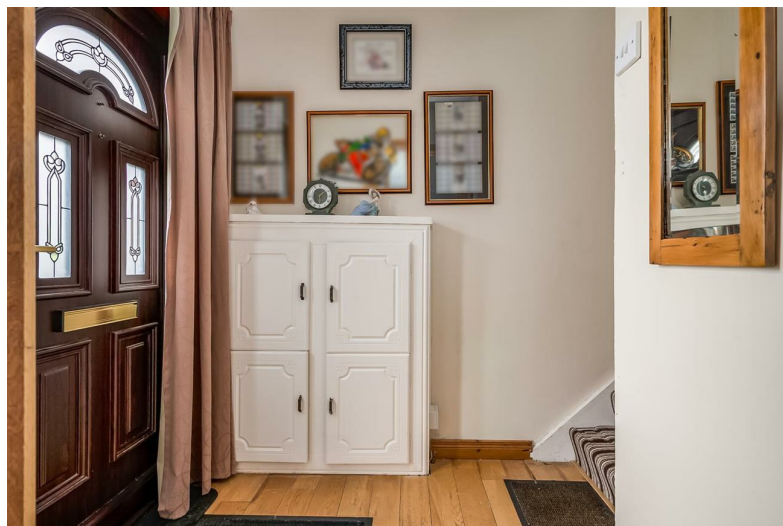
- Well Presented Semi Detached
- Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Large, Matching Detached Garage
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Shower Room; White Suite
- Generous Sized Private Driveway
- Gardens Front and Rear

Offers Over **£159,950**

EPC Rating D



Sizes And Dimensions Are Approximate. Actual May Vary.



32 Kimberley Road, Newtownabbey, BT36 6NZ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Timber flooring. Stairwell to first floor. Glass panelled leading to:

LOUNGE 14'9" x 12'3" (wps)

Cast iron, focal point fireplace with tiled inset, slate hearth and marble surround. Timber floor. Picture window to front elevation with view towards green. Glass panelled French doors leading to:



KITCHEN THROUGH DINING ROOM 18'0" x 11'0" (wps)

Modern fitted high gloss kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed for automatic washing machine. Integrated dishwasher and under counter fridge. Splash back tiling to walls. Timber flooring to dining area. PVC double glazed French doors from dining area, and separate PVC double glazed French door from kitchen, to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and partially floored roof space.

BEDROOM 1 11'11" x 10'1"

Built in double wardrobe. Wood laminate floor covering. View over green.

BEDROOM 2 10'1" x 9'4"

Wood laminate floor covering.

BEDROOM 3 8'11" x 7'8" (wps)

View towards green. Wood laminate floor covering. Built in wardrobe.

SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls.

EXTERNAL

Generous sized, private driveway area, finished in tarmac with paved area to rear.

Front garden finished in lawn.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden, finished in lawn, paved patio area and range of shrubs.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 22'6" x 11'10"

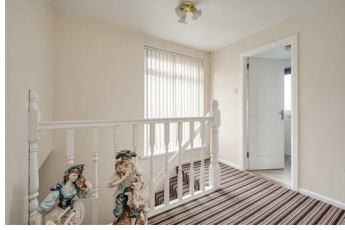
Power operated, roller shutter door. Separate service door to garden.

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.





Well presented, three bedroom, semi detached home, with large, matching detached garage, occupying a prime site on Kimberley Road, Carnmoney, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room, modern fitted kitchen, three well-proportioned bedrooms, and shower room with white three piece suite. Externally, the property enjoys generous sized private driveway area, large, matching detached garage, and gardens front and rear, finished in lawn and paved patio area. Other attributes include oil fired central heating, PVC double glazing, and convenient location. Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

