



28 Christine Drive, Newtownabbey, BT36 6TF

- Semi Detached Home
- Modern Fitted Kitchen
- Gas Heating
- Private Driveway
- Gardens Front and Rear
- Three Bedroom/Two Reception
- Deluxe Bathroom
- PVC Double Glazing
- Matching Detached Garage
- Immaculately Presented Throughout

Offers Over £169,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with matching PVC double glazed side screen. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 19'0" x 11'4"

Picture window to front elevation. Wood laminate floor covering.



KITCHEN OPEN THROUGH TO DINING ROOM 18'10" x 13'5"

Modern fitted kitchen with range of low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob. Integrated double oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to wall. Wood laminate floor covering. Access to under stairs storage. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'3" x 9'10"

Picture window to front elevation.

BEDROOM 2 12'7" x 9'2" (wps)

Access to store with gas fired central heating boiler. Access to under eaves storage.

BEDROOM 3 12'8" x 7'1"

Rural views towards Knockagh.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized, private driveway area, finished in set concrete.

Front garden, finished in lawn and tree bark.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn and set concrete patio area.

Outside tap.

MATCHING DETACHED GARAGE 17'9" x 10'9"

Roller shutter door. Separate, glass panelled door to rear garden. Power, light and fitted storage units.

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/two reception, semi detached home with matching detached garage, conveniently located off the Manse Road, Carnmoney, Newtownabbey. The property comprises entrance hall, generous sized lounge, modern fitted kitchen open through to dining room, three well proportioned bedrooms, and deluxe bathroom. Externally, the property enjoys private driveway finished in set concrete, matching detached garage, and gardens front and rear, finished in lawn and patio area. Other attributes include gas heating, PVC double glazing and rural views towards 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		75
(55-68) D	64	
(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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