



## 88 Thorburn Road, Newtownabbey, BT36 7JA

Offers Over £224,950

- Well presented recently constructed semi detached property in popular residential location
- Spacious lounge
- Downstairs W/C
- Gas fired central heating/ Double glazing in uPVC frames
- Tarmac driveway
- 3 Bedrooms - master with ensuite
- Modern fitted kitchen
- 3 Piece bathroom suite
- Photovoltaic panels
- Enclosed rear garden

# 88 Thorburn Road, Newtownabbey BT36 7JA

88 Thorburn Road is a well presented, recently constructed home in a popular and highly convenient residential development. Internally, the property comprises spacious lounge, modern fitted kitchen/diner, downstairs W/C, three well proportioned bedrooms -master with ensuite shower room and a white three piece bathroom suite. Externally the property benefits from a tarmac driveway to front and an enclosed rear garden laid in lawn. Early viewing is strongly advised.



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hall

uPVC front door with glazed inset panels, built in storage cupboard with solar controls

### Lounge

16'6 (at bay) x 9'7  
Bay window

### Kitchen

16'10 (at max point) x 12'2 (at max point)  
Modern fitted kitchen with range of high and low level units and round edge worksurfaces, built in fan assisted oven, built in gas hob, built in dishwasher, built in washing machine, single bowl stainless steel sink unit with mixer tap and drainer, built in fridge freezer, extractor fan, dining area, ceramic tiled flooring, uPVC french doors to rear garden, gas boiler cupboard

### Downstairs W/C

Half pedestal wash hand basin with mixer tap and underbasin storage, push button W/C, part wall tiling, ceramic tiled flooring, extractor fan, downlighters

## First Floor

### Landing

Access to roofspace

### Bedroom (1)

11'11 x 9'8

### Ensuite

3 Piece suite comprising half pedestal wash hand basin with mixer tap, push button W/C, shower, chrome shower unit, part wall tiling, ceramic tiled flooring, chrome heated towel rail, shaving point, extractor fan, powered mirror

### Bedroom (2)

10'8 x 9'8

### Bedroom (3)

8'10 x 6'9

### Bathroom

White 3 piece suite comprising panelled bath with mixer tap and overhead shower attachment, half pedestal wash hand basin, push button W/C, ceramic tiled flooring, part wall tiling, powered mirror, shaving point, chrome heated towel rail, extractor fan

### Outside

Front: tarmac driveway, laid in lawn, electric car

charger

Rear: laid in lawn, patio area, paved, photovoltaic panels

## Disclaimer/ Additional information

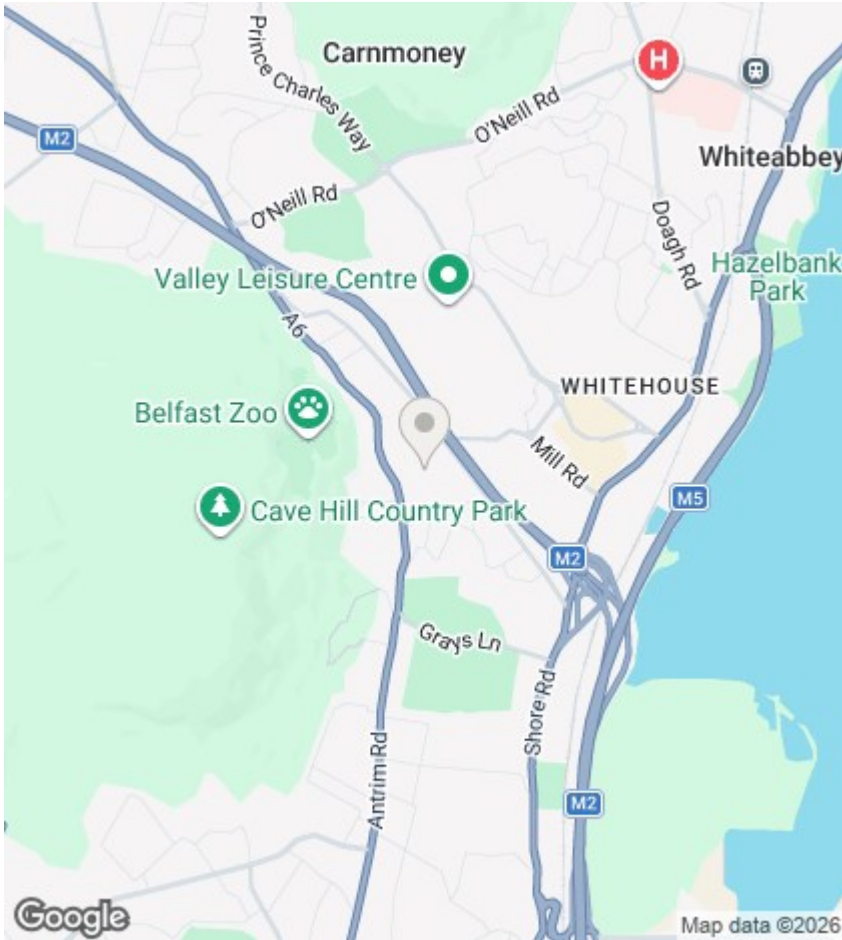
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		92	92
(81-91) <b>B</b>			
(69-80) <b>C</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	

