

## 165 Shore Road, Newtownabbey, BT37 9SZ



- **Extended Semi-Detached Villa**
- **Three Bedrooms**
- **Spacious Open Plan Lounge/Dining**
- **Shaker Style Fitted Kitchen**
- **Ground Floor Fully Tiled Wet Room**
- **First Floor Modern Bathroom Suite**
- **Private Block Paved Driveway to Front**
- **Extensive Fully Enclosed Rear Garden**
- **PVC Double Glazing/Oil Fired Central Heating**
- **Highly Popular Convenient Location**

**PRICE Offers Over £159,950**

*Well presented throughout, this extended semi-detached villa is ideally located on the Shore Road, Newtownabbey. Within close proximity to a host of local amenities. Enjoying a well planned living layout, this home briefly comprises a spacious open plan lounge / dining room, ground floor fully tiled wet room, shaker style fitted kitchen, three well proportioned bedrooms and a modern bathroom suite. Externally the property further enjoys a private block paved driveway, and extensive fully enclosed garden to rear. Ideally suited to the first time buyer. An early viewing is highly recommended.*

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with leaded glass inset and matching side screen into spacious well presented entrance hall with understairs storage cupboard.

#### OPEN LOUNGE THROUGH DINING

23'7" x 9'2" (7.2 x 2.8)

Dual window aspect. French doors to:

#### REAR HALL

#### LUXURY WET ROOM

Comprising walk in shower area with electric shower unit, floating vanity unit with single lever tap and a button flush WC. Fully tiled walls. Tiled floor. Dual velux window aspect.

#### FITTED KITCHEN

12'9" x 11'5" (3.9 x 3.5)

Equipped with a comprehensive range of high and low level shaker style fitted units with granite work surfaces. Undermount stainless steel sink unit with traditional swan neck tap. Space for free standing cooker with overhead extractor fan housed in a pullout canopy. Space for American style Fridge freezer. Plumbed for washing machine. Plumbed for dishwasher. Space for tumble dryer. Glass display cabinets. Tiled floor. Tiled walls. Recessed down lighting. PVC double glazed door to rear.

### FIRST FLOOR

#### BEDROOM 1

10'2" x 7'10" (3.1 x 2.4)

Three bay built in slide robes.

#### BEDROOM 2

10'9" x 6'10" (3.3 x 2.1)

Built in wardrobes. Built in hot press cupboard.

#### BEDROOM 3

10'5" x 5'10" (3.2 x 1.8)

#### MODERN BATHROOM SUITE

Comprising panel bath, vanity unit with mobobloc tap and a button flush WC. PVC panelled walls. PVC ceiling. Recessed down lighting.

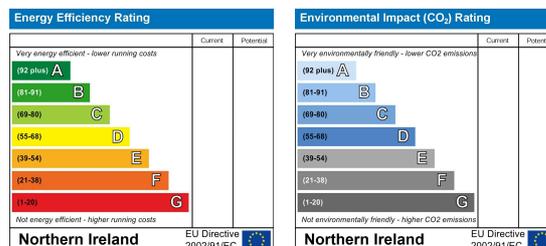
#### OUTSIDE

Block paved driveway to front accessed via twin gates with pebbled lawn screened by hedgerow.

Extensive private enclosed garden to rear. Lawn laid in artificial grass with pebbled areas.

Garden sheds for storage.

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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