

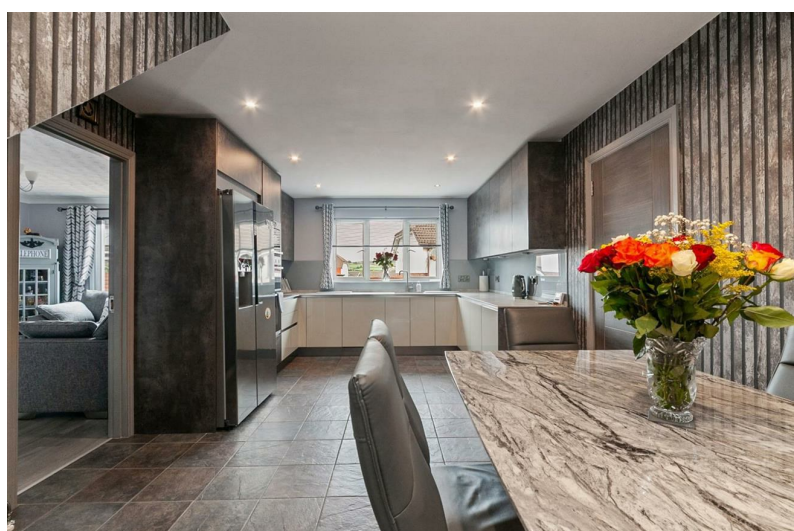


30 Sharonmore Avenue, Newtownabbey, BT36 6PP

- Modern, Family Detached Home
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Five Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Deluxe Shower Room; En Suite
- Private Driveway; Integral Garage
- Immaculately Presented Throughout

Offers Over £295,000

EPC Rating C





30 Sharonmore Avenue, Newtownabbey, BT36 6PP



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor. Glass panelled doors to lounge and kitchen.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising floating vanity unit and WC. Towel radiator. Tile effect panelling to walls. Tiled floor.

#### LOUNGE 14'6" x 11'9"

Wood laminate floor covering.

#### FAMILY ROOM 13'5" x 11'9"

PVC double glazed, sliding patio door to rear garden. Wood laminate floor covering. Glass panelled door leading to:





### KITCHEN THROUGH DINING ROOM 19'8" x 11'2" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Inlaid, colour coded sink unit with draining bay. Integrated, Neff, touch screen, induction hob with extractor hood over. Integrated Neff double oven. Integrated microwave oven. Space for American style fridge freezer. Integrated dishwasher. Glass splashback panelling to walls. Tiled floor.

### UTILITY ROOM 10'2" x 7'0"

Range of low level fitted storage units with contrasting, wood grain effect, melamine work surface. Space and plumbed for washing machine. Space for tumble dryer. Space for wine fridge. Gas fired central heating boiler (housed within matching unit). Tiled floor. Access to integral garage. PVC double glazed door leading to rear garden.

### FIRST FLOOR

### LANDING

Built in storage unit. Access to roof space.

### PRINCIPAL BEDROOM 11'9" x 11'6" (plus recess)

Wood laminate floor covering.

### DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Towel radiator. Tile effect panelling to walls. Tile effect flooring.

### BEDROOM 2 19'0" x 9'6"

Wood laminate floor covering.

### BEDROOM 3 10'1" x 7'8"

Wood laminate floor covering.

### BEDROOM 4 8'11" x 8'5"

Rural views to rear. Wood laminate floor covering.

### BEDROOM 5 8'5" x 7'11"

Rural views to rear. Wood laminate floor covering.

### DELUXE FULLY TILED SHOWER ROOM

Contemporary three piece suite comprising oversized shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled main shower unit with drench shower head. Illuminated mirror over sink. Towel radiator.

### EXTERNAL

Private driveway area finished in brick paviour. Front garden finished in lawn. External lighting. Electric car charging point, PVC soffits, fascia and rainwater goods. Fully enclosed low maintenance rear garden finished in timber decking and decorative stone. Outside tap.





## INTEGRAL GARAGE 14'8" x 9'6"

PVC coated roller shutter door. Separate service door to utility room.  
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.

**Immaculately presented, fully modernised, five bedroom/two+ reception, detached family home, situated within the popular Sharonmore area of Carnmoney, Newtownabbey.**


**The property comprises entrance hall, furnished cloakroom, lounge, separate family room, kitchen through dining room, luxury fitted kitchen, utility room, five well-proportioned bedrooms, to include principal en suite, and separate, deluxe family shower room.**

**Externally, the property enjoys private driveway, integral garage, and gardens front and rear.**

**Other attributes include gas heating. PVC double glazing, convenient location, and elevated rural views.**

**Early viewing highly recommended to avoid disappointment.**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>74</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 	

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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