



2 Serpentine Parade, Newtownabbey, BT36 7HD

- Extended Semi Detached Home
- Lounge
- Bathroom; White Suite
- Private Driveway
- Large Garden
- Three Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Garage/Garden Room
- Convenient Location

Offers Over £139,950

EPC Rating F





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 13'8" x 10'4" (wps)

Bay window to front elevation. Glass panelled door leading to:

KITCHEN WITH INFORMAL DINING AREA 13'6" x 7'11"

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine and dishwasher. Tiled floor. Dual aspect bay window to sink. Glass panelled door leading to:



REAR HALL

PVC double glazed door with matching side screen leading to side garden and driveway.

BATHROOM

White, four piece suite comprising panelled bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully panelled walls.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'6" x 9'1" (wps)

View towards Belfast Lough. Built in store. Wood laminate floor covering.

BEDROOM 2 11'1" x 6'2" (wps)

Built in storage units. Wood laminate floor covering.

BEDROOM 3 7'10" x 6'11"

Wood laminate floor covering.

EXTERNAL

Low maintenance front garden finished in decorative stone. External lighting.

Large fully enclosed side garden finished mainly in lawn and trees.

Oil fired central heating boiler.

PVC oil storage tank.

Double gates leading to private driveway finished in concrete.

DETACHED GARAGE/GARDEN ROOM 17'3" x 9'10"

PVC double glazed sliding patio door. Light and service pit.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Well presented, extended, three bedroom semi detached home with private driveway and garage/garden room, occupying a large corner site within the popular Serpentine/Whitewell area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, bathroom, and three first floor bedrooms.

Externally, the property enjoys private driveway, garage/garden room, and generous sized garden.

Other attributes include oil heating, PVC double glazing, convenient location, and view towards Belfast Lough.

Ideal first time buy / buy to let alike.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	28	
(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 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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