



11 Appletree Lane, Newtownabbey, BT37 9EP

- First Floor Apartment
- Spacious Lounge
- Bathroom With Three Piece Suite
- Dedicated Parking Space
- Convenient Location
- Two Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Gardens
- Ideal First Time Buy / Buy To Let Investment

Offers Over £129,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Hardwood front entrance door with matching double glazed side screens. Tiled floor. Access to electricity meter store, with light. Return stairwell leading to upper floors.

PRIVATE ENTRANCE HALL

Oak veneer front door. Tiled floor. Alarm panel. Intercom phone entry handset. Double wardrobe/storage cupboard with light. Recessed spotlights.

LOUNGE 17'0" x 11'6"

Engineered timber flooring. Picture window to side elevation. Recessed spotlights. Open arch into;



KITCHEN WITH INFORMAL DINING AREA

12'8" x 9'10"

Modern fitted kitchen with range of high and low level storage cupboards and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated under counter electric oven. Integrated four ring hob with stainless steel extractor canopy over. Integrated fridge freezer and dishwasher. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to hob area with matching upstands. Tiled floor. Twin windows to rear elevation.

PRINCIPAL BEDROOM 14'7" x 9'10"

Engineered timber flooring. Built in wardrobe/store. Picture window to front elevation.

EN SUITE SHOWER ROOM

White three piece suite comprising fully panelled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Floor to ceiling tiled splashback to sink. Tiled floor. Chrome towel radiator.

BEDROOM 2 12'5" x 8'2"

Engineered timber flooring. Twin windows to side elevation.

BATHROOM 8'3" x 5'10"

White three piece suite comprising panelled bath with tap and shower attachment over, vanity unit with wash hand basin, and WC. Splashback tiling to bath walls and tiled splashback behind sink. Tiled floor. Chrome towel radiator.

EXTERNAL

One dedicated parking space with additional visitor spaces finished in tarmac.

Communal gardens finished in lawn, paved patio area and range of plants, trees and shrubbery.

External lighting.

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.





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Immaculately presented, two bedroom, first floor apartment situated within the popular and conveniently located Appletree Lane development, Doagh Road, Newtownabbey.

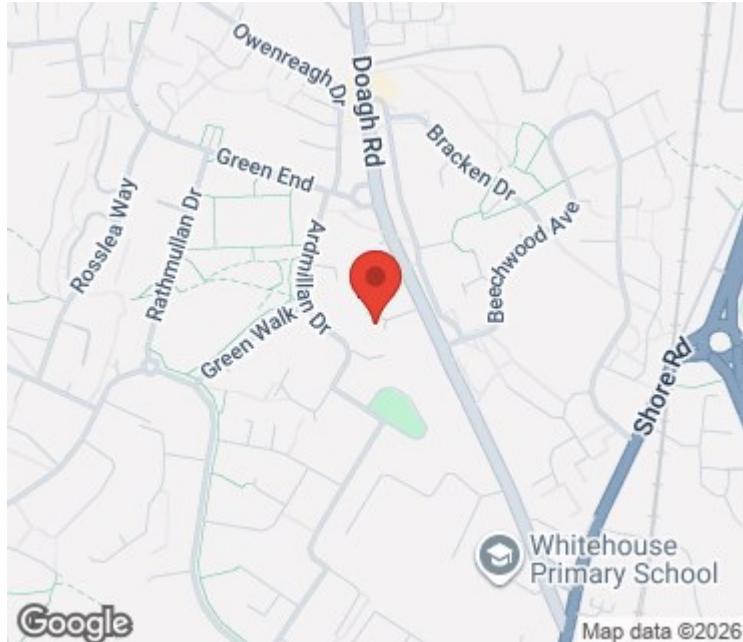
The property comprises communal entrance hall with intercom access, private entrance hall, spacious lounge encompassing open arch into modern fitted kitchen with informal dining area, two well proportioned bedrooms, to include principal bedroom with en suite shower room, and separate bathroom with white three piece suite.

Externally, the property enjoys one dedicated parking space with additional visitor spaces, and communal gardens finished in lawn, paved patio area and range of plants, trees and shrubbery.

Other attributes include gas fired central heating, PVC double glazing and convenient location.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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