



23 Kings Walk, Newtownabbey, BT37 0AS

- Extended Semi Detached Home
- Two+ Reception
- Utility Room
- Family Shower Room
- Private Driveway
- Five Bedroom
- Kitchen With Informal Dining Area
- Principal En Suite
- Gas Heating; PVC Double Glazing
- Low Maintenance Garden

Offers Over £184,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor.

LOUNGE 16'3" x 13'1" (wps)

Open fire in slate tiled fireplace with matching hearth and timber surround. Picture window to front elevation. Timber flooring.

KITCHEN WITH INFORMAL DINING AREA 16'3" x 9'7"

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with glass splashback and stainless steel extractor hood over. Integrated double oven. Space for American style fridge freezer. Splashback tiling to walls. Open arch leading to:



CONSERVATORY WITH COSY STYLE ROOF 11'7" x 10'6"

In PVC double glazed frame, with matching French doors leading to rear garden. Tiled floor.

REAR HALL

Open arch leading to:

UTILITY ROOM 9'4" x 4'9"

Range of fitted high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Glass fronted display cabinet. PVC double glazed French door leading to rear garden.

PRINCIPAL BEDROOM 18'8" x 9'11"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator. Tile effect panelling to walls. Tile effect flooring.

FIRST FLOOR

LANDING

Wood laminate floor covering. Access to store with gas fired central heating boiler. Access to partially floored roof space via slingsby style ladder.

BEDROOM 2 16'7" x 10'2"

Wood laminate floor covering.

BEDROOM 3 13'1" x 12'4" (wps)

Wall to wall fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering. Walk in wardrobe/dressing room.

BEDROOM 4 10'2" x 10'0" (plus wardrobe space)

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 5 10'2" x 9'0" (wps)

Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit. Towel radiator. Tile effect panelling to walls. Tile effect flooring.

EXTERNAL

Double gates leading to generous sized private driveway area finished in tarmac.

Front garden finished in lawn and trees.

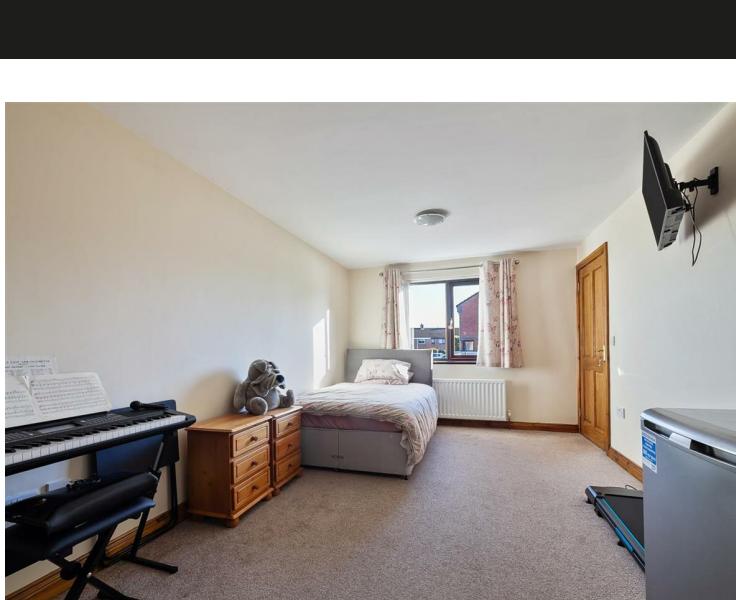
External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance paved rear garden.

Outside tap.

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.



Extended, well presented, five bedroom semi detached home, conveniently situated within Kings Walk, Fernagh, Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, conservatory with cosy style roof, utility room, ground floor en suite bedroom, four further well-proportioned first floor bedrooms, and deluxe shower room, with white three piece suite.

Externally, the property enjoys private driveway finished in tarmac, and low maintenance, fully enclosed rear garden.

Other attributes include gas heating, PVC double glazing, and walking distance to local schools and railway station.

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		
(69-80) C	73	73
(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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