



10 Victoria Lane, Newtownabbey, BT37 0DY

- Maisonette Style Duplex Apartment
- Lounge Through Dining Room
- Bathroom; Separate Shower Room
- Communal Parking
- Convenient Location

- Four Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Garden
- Immaculately Presented Throughout

Offers Over £169,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door. Tiled floor. Stairwell to first floor.

LANDING

Tiled floor. Stairwell to second floor. Access to cloakroom.

LOUNGE THROUGH DINING ROOM 19'9" x 12'11" (wps)

Contemporary, focal point fire place. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 12'10" x 10'2"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Gas fired central heating boiler (housed within matching unit). Tiled floor.

BEDROOM 3 12'10" x 10'4"

Wood laminate floor covering.

BEDROOM 4 12'9" x 9'6" (wps)

Access to under stairs store.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled main shower over bath. Chrome towel radiator. Access to shelved store.

SECOND FLOOR

LANDING

BEDROOM 1 16'2" x 12'9" (wps)

Wood laminate floor covering.

BEDROOM 2 16'2" x 14'4" (wps)

Wood laminate floor covering.

FULLY TILED SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator.

EXTERNAL

Communal parking area to rear.

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.

Spacious, four bedroom, maisonette style duplex apartment, situated within the select Victoria Lane development, Bridge Road, Newtownabbey.

The property comprises private entrance hall, landing, lounge through dining room, kitchen with informal dining area, bathroom, separate shower room, and four, well-proportioned bedrooms.

Externally, the property enjoys communal parking area to front, and communal garden area to rear.

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

Early viewing highly recommended to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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