



**14 Aylesbury Manor**  
, Newtownabbey, BT36 7YU



Nest Estate Agents are delighted to bring to the market this charming family property in the ever popular Aylesbury development, Newtownabbey.

Internally this property benefits from 3 well proportioned bedrooms - one with ensuite bathroom, a spacious lounge, modern kitchen with spacious through dining/lounge area, downstairs cloakroom and a modern family bathroom.

Externally the property boasts a large driveway, laid in lawns and a paved area to the rear of the property.

This property is ideal for those commuting, as it offers ease of access to main arterial routes and public transports links. The property is in the catchment area for many of the areas leading school, making this property ideal for families.

We anticipate a high level of interest in this property, we strongly advise early inspection.

**ENTRANCE PORCH** 3'5" x 3'1" (1.04m x 0.94m)

Composite front door with feature glass window. Leading to hallway.

**HALLWAY** 14' x 6'9" (4.27m x 2.06m)

Under stair storage.

**LOUNGE** 17'6" x 14'7" (5.33m x 4.45m)

Feature bay windows. Free standing gas stove. Black tiled hearth. Laminate wood floor.

**KITCHEN WITH THROUGH DINING AREA** 21'9" x 13' (6.63m x 3.96m)

Modern gloss fitted kitchen with range of high and low level units, wood effect work surfaces, stainless steel sink unit with mixer tap, built in gas hob and stainless steel oven, built in fridge/freezer, built in dishwasher, built in washer/dryer, gas boiler, ceramic tiled flooring, tiled splash back area, double patio doors.

**CLOAKROOM** 3'1" x 6'7" (0.94m x 2.01m)

Wooden vanity sink unit with storage. Low flush w.c. Tiled floor

**FIRST FLOOR**

**LANDING** 6'4" x 7'9" (1.93m x 2.36m)

Linen Cupboard. Built in storage. Access to roofspace.

**BEDROOM 1** 13'2" x 13'5" (4.01m x 4.09m)

Built in sliderobes.

**ENSUITE** 6'4" x 7'5" (1.93m x 2.26m)

Double shower with tiled surround. Low flush W.C. Wood vanity sink unit. Extractor fan. Tiled floor.

**FAMILY BATHROOM** 10'7" x 8'3" (3.23m x 2.51m)

Modern white four piece bathroom suite. Bath with wood panel feature. Separate shower unit. Low flush w.c. Vanity wooden sink unit with feature mirror and light. Tiled floor. Partially tiled walls.

**BEDROOM 2** 10'7" x 13'3" (3.23m x 4.04m)

**BEDROOM 3** 8'4" x 9'4" (2.54m x 2.84m)

Built in shelving.

**OUTSIDE**

Tarmac driveway for several vehicles to front with garden in lawns. Enclosed rear garden bordered by timber fencing with garden in lawn and paved sitting area. Access to water. Electric car charge point.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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