



FOR SALE

22 Kings Walk

Newtownabbey, BT37 0AS

Offers over £149,950



Nest Estate Agents are thrilled to bring to market this spacious well presented semi-detached property located in the highly sought after Kings Walk area of Newtownabbey. The property boasts 3 bedrooms, lounge with open fire, open plan kitchen/dining, white family bathroom suite and large enclosed rear garden.

The property is situated just off the Doagh road in Newtownabbey, conveniently located within walking distance to a range of local amenities, schools and public transport links to and from Belfast city centre. In addition you are a short car journey from Whiteabbey Village and Glengormley. This property will suit a wide range of purchasers from first time buyers to investors alike and we anticipate strong interest, early viewing is highly recommended to avoid disappointment.

HALLWAY 16' x 5'8" (4.88m' x 1.52m'2.44m")

LIVING ROOM 11'8" x 16' (3.35m'2.44m" x 4.88m')

Feature chrome open fire with contrasting oak beam Tiled hearth.

KITCHEN 16'3" x 9'7" (4.88m'0.91m" x 2.74m'2.13m")

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Space for freestanding appliances. Over head extractor fan. Tiled splashback. 1 1/2 stainless steel sink unit with mixer taps. Herringbone wood effect flooring.

BEDROOM 1 12'6" x 9'11" (3.66m'1.83m" x 2.74m'3.35m")

BEDROOM 2 9'10" x 12'1" (2.74m'3.05m" x 3.66m'0.30m")

BEDROOM 3 6'10" x 8'9" (1.83m'3.05m" x 2.44m'2.74m")

STORAGE 3'3" x 2'3" (0.91m'0.91m" x 0.61m'0.91m")

BATHROOM 6'9" x 5'8" (1.83m'2.74m" x 1.52m'2.44m")

Panelled bath with chrome mixer tap and overhead shower. Low flush WC. Free-standing pedestal wash hand basin. Tile effect vinyl floor. Fully tiled walls.

LANDING 6' x 11' (1.83m' x 3.35m')

STORAGE 2'3" x 2'4" (0.61m'0.91m" x 0.61m'1.22m")

OUTSIDE

Large private driveway, finished in tarmac. Paved Patio area and artificial grass. Outside light. Outside tap.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.