COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

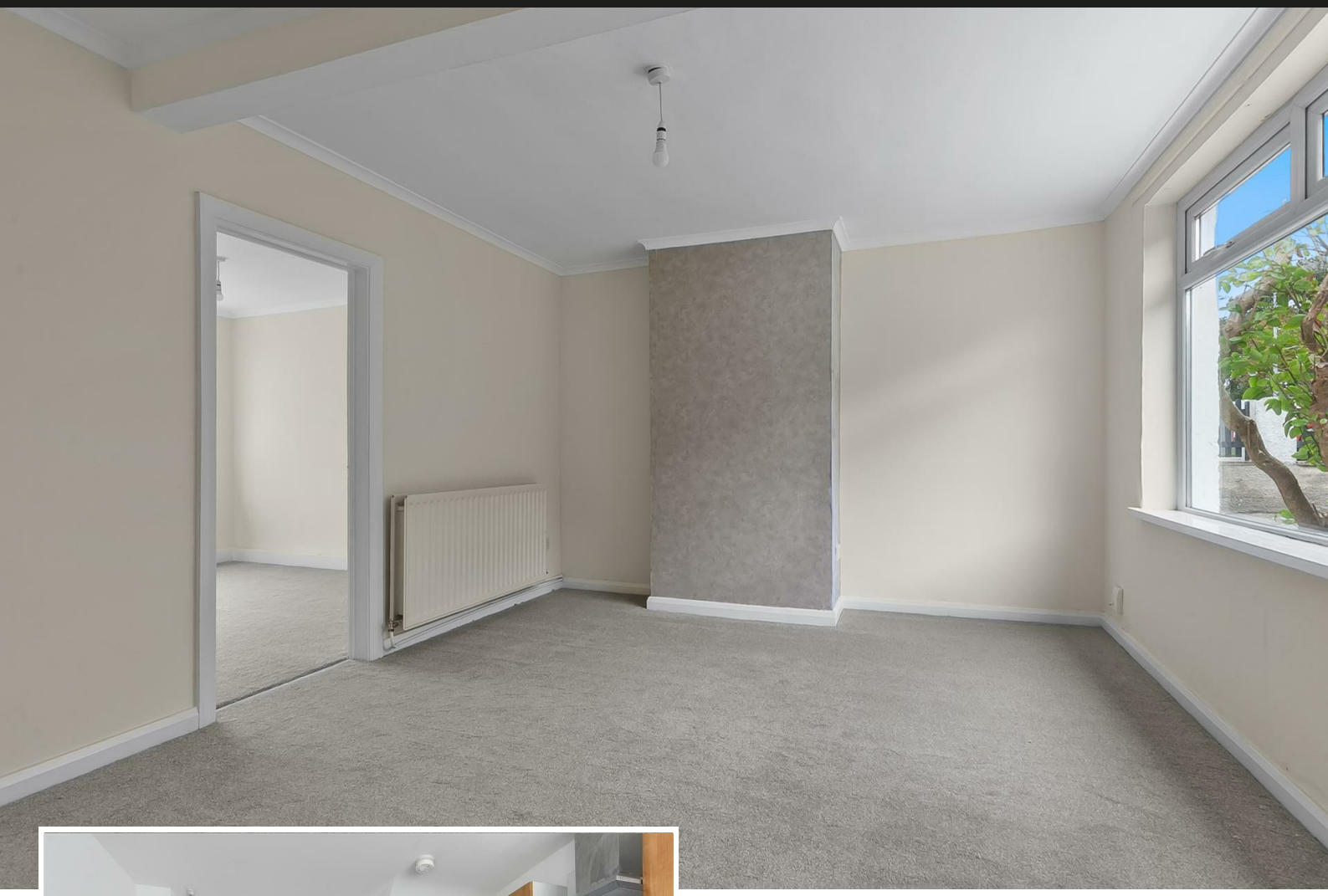
135 Station Road, Newtownabbey, BT37 0BU

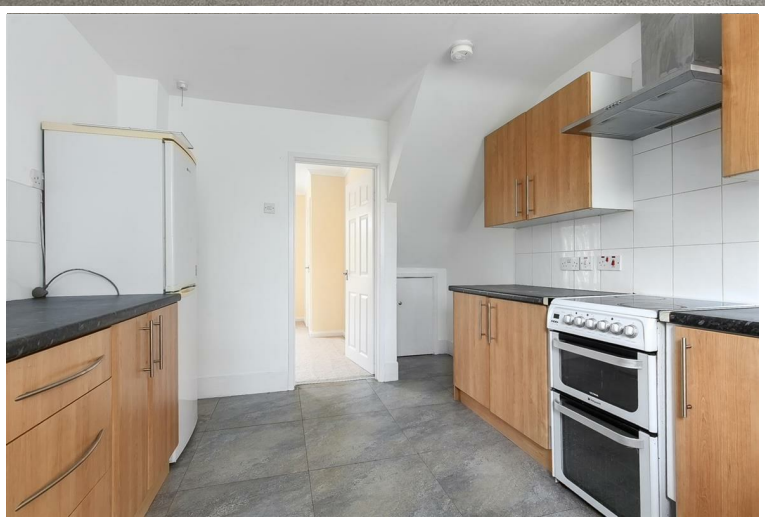
- Recently Refurbished Semi Detached
- Separate Kitchen
- Oil Heating
- Private Driveway
- Convenient Location
- Three Bedroom; Two Reception
- Bathroom; White Suite
- PVC Double Glazing
- Generous Gardens
- Ideal First Time Buy/Buy To Let

Offers Over £169,950

EPC Rating E

135 Station Road, Newtownabbey, BT37 0BU





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE 15'7" x 11'9" (wps)

Picture window to front elevation.

FAMILY / DINING ROOM 11'9" x 8'11"

KITCHEN 13'11" x 9'8" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Built in shelved store and access to under stairs store. PVC double glazed door leading to rear garden.

FIRST FLOOR

[redacted]

[redacted]

LANDING

BEDROOM 1 11'7" x 10'11" (wps)

Built in wardrobe. Access to hot press.

BEDROOM 2 12'7" x 11'7" (wps)

Built in wardrobe/store.

BEDROOM 3 9'4" x 8'5" (wps)

Built in wardrobe/store.

BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Tile effect panelling to walls. Tiled floor.

EXTERNAL

Double gates leading to private driveway finished in concrete.
Front and side garden finished in lawn and mature trees.
Entrance canopy.
Fully enclosed rear garden finished in lawn and timber decking.
Garden store with oil fired central heating boiler.
PVC oil storage tank.
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.

CUSTOMER DUE DILGENCE

`As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

Recently refurbished, three bedroom/two reception, semi detached home with private driveway and generous gardens, conveniently positioned on Station Road, Newtownabbey, within walking distance to Whiteabbey hospital, Whiteabbey railway station, shops and other local amenities.

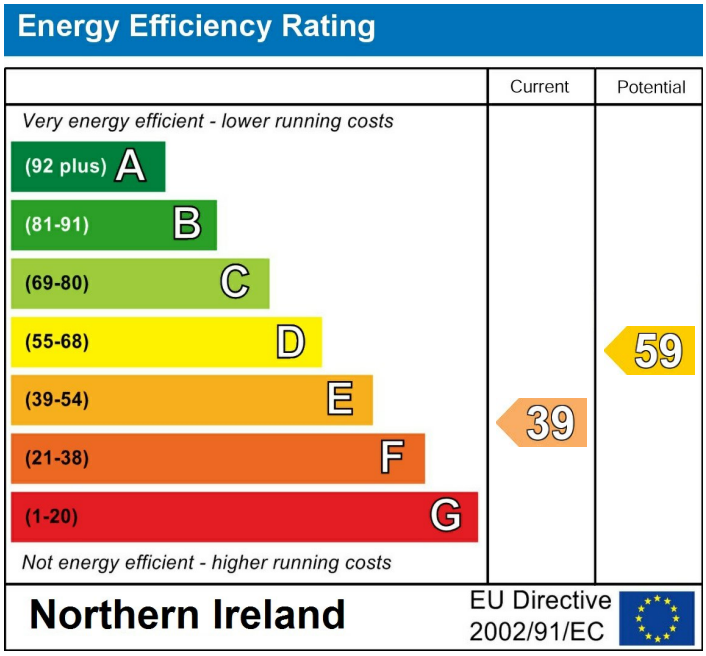
The property comprises entrance hall, lounge, dining room, separate kitchen, three bedrooms, and bathroom, with contemporary white three piece suite.

Externally, the property enjoys private driveway, and garden area to front, side and rear, finished in lawn, timber decking and mature trees.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest recommended.



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

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Belfast Telegraph PROPERTY AWARDS 2018
Belfast Telegraph PROPERTY AWARDS 2019
Shortlisted The Negotiator Awards 2018
Shortlisted The Negotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
The Negotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT