



10 Foxton Court, Newtownabbey, BT36 5FT

- Semi Detached Chalet Bungalow
- Modified To Provide Spacious Two Bed Layout
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Originally Three Bedroom Layout
- Lounge
- Deluxe Bathroom and Separate Shower Room
- Generous Sized Private Driveway
- Convenient Positioned, Well Sought After Development

Offers Over £229,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 13'9" x 10'9"

Picture window to front elevation. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 17'5" x 17'0" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine worktop. Stainless steel sink unit with glass plinth. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Space for wine fridge. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed sliding patio door leading to rear garden. Separate PVC double glazed door leading to driveway.



DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'1" x 8'6" plus recess

Fitted wardrobes and storage units. Separate built in store.

BEDROOM 2 10'9" x 9'8"

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit and glass shower screen over bath. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn.

Generous sized private driveway finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Double gates leading to further driveway area.

Side and rear gardens finished in lawn, paved patio area and range of plants, trees and shrubbery.

External power points.

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.





Immaculately presented, two bedroom, semi detached chalet bungalow, occupying a prime, end of cul-de-sac site within the well sought after Foxton development, Ballycraigy Road, Glengormley, Newtownabbey.

Originally a three bedroom layout, the property was modified to provide a spacious, two bedroom/one+ reception layout, but can easily be returned to the original layout if preferred.

The property comprises entrance hall, lounge, kitchen through dining room, modern fitted kitchen, deluxe shower room, two well-proportioned, first floor, double bedrooms, and deluxe bathroom.

Externally, the property enjoys generous sized private driveway finished in tarmac, and garden areas to front, side and rear, finished in lawn, paved patio area, and range of plants, trees and shrubbery.

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

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 	

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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