



90 Burnthill Road, Newtownabbey, BT36 5HF

- Well Presented Semi Detached Home
- Lounge; Focal Point Fire
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Low Maintenance Gardens
- Three Bedrooms
- Kitchen Through Dining Room
- Bathroom; Contemporary, White Suite
- Private Driveway; Garage
- Convenient Location

Offers Over £169,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Timber flooring. Stairwell to first floor. Glass panelled doors leading to lounge and kitchen.

#### LOUNGE 14'3" x 11'1"

Contemporary, wall recessed, electric, focal point fire. Picture window to front elevation. Timber flooring.



## **KITCHEN THROUGH DINING ROOM 17'4" x 9'9"**

Modern fitted kitchen with range of high and low level storage units with granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel splashback and extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Glass fronted display cabinets. Splashback tiling to walls. Wood laminate floor covering. Access to under stairs store. PVC double glazed sliding patio door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to partially floored roof space with gas fired central heating boiler.

### **BEDROOM 1 14'0" x 10'10" (wps)**

Wood laminate floor covering.

### **BEDROOM 2 10'9" x 10'0"**

Wood laminate floor covering.

### **BEDROOM 3 9'1" x 8'3" (wps)**

Built in shelved store. Wood laminate floor covering.

### **BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled main shower unit with drench shower head and curved glass shower screen over bath. Fully panelled walls. Chrome towel radiator. Tiled floor.

### **EXTERNAL**

Private driveway finished in tarmac.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance front garden finished in artificial grass.

Double gates leading to further driveway area, garage and rear garden.

Fully enclosed, low maintenance rear garden finished in artificial grass.

Outside hot and cold water taps.

### **MATCHING DETACHED GARAGE 19'5" x 9'10"**

PVC coated roller shutter door. Separate timber service door to rear garden. Power, light, and PVC double glazed window.

## **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.

**Well presented, three bedroom, semi detached home, with matching detached garage, conveniently situated within the Burnthill area of Glengormley, Newtownabbey.**

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

**Externally, the property enjoys private driveway, matching detached garage, and low maintenance gardens front and rear.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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