COLIN GRAHAM RESIDENTIAL

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8 Knockview Park, Newtownabbey, BT36 6TY

- Detached Bungalow
- Kitchen
- Oil Heating
- Generous Sized Private Driveway
- Mature Gardens
- Three Bedroom; Two Reception
- Bathroom; White Four Piece Suite
- PVC Double Glazing
- Detached Garage; Basement Store
- Convenient Location

Offers Over £179,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH
Hardwood, glass panelled front door with matching side screen and fanlight over. Timer flooring. Glass panelled door with matching side screen leading to:

ENTRANCE HALL
Timber flooring. Access to roof space via slingsby style ladder.

LOUNGE 14'0" x 11'3"
Focal point fireplace. Timber flooring.

DINING ROOM 12'2" x 8'2"
Timber flooring.

KITCHEN 11'2" x 8'3"
Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Aluminium double glazed door leading to rear garden.

BEDROOM 1 12'8" x 9'9"
Timber flooring.







BEDROOM 2 12'7" x 9'3"

Timber flooring.

BEDROOM 3 9'9" x 8'11"

Wood laminate floor covering.

FULLY TILED BATHROOM

Contemporary, white four piece suite comprising central mounted bath, separate shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator.

EXTERNAL

Double gates leading to generous sized paved private driveway area.
Front garden finished in lawn and range of mature, plants, trees and shrubbery.
External lighting.
PVC soffits, fascia and rainwater goods.
Private rear garden finished in lawn, paved patio areas and range of mature, plants, trees and shrubbery.
Outside tap.
PVC oil storage tank.

BASEMENT STORE 10'7" x 8'5"

Power, light and oil fired central heating boiler.

MATCHING DETACHED GARAGE 12'4" x 8'1"

Up and over door. Separate service timber door to rear garden. Power and light.

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 DILIGENCE

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.







Three bedroom/two reception detached bungalow with matching detached garage, situated within an established cul-de-sac development within the Carnmoney area of Newtownabbey.

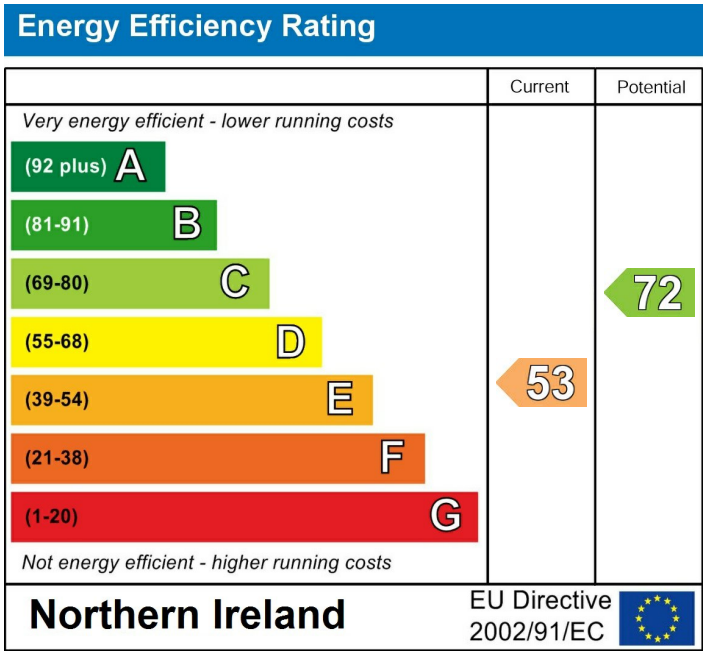
The property comprises entrance porch, entrance hall, lounge, separate family/dining room, kitchen, three well proportioned bedrooms, and bathroom, with white four piece suite.

Externally, the property enjoys generous sized private driveway, matching detached garage, basement store, and mature gardens front and rear.

Other attributes include oil heating and PVC double glazing.

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

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