COLIN GRAHAM RESIDENTIAL

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17 Elderburn, Newtownabbey, BT36 5NF

- End Terrace Property
- Lounge
- Shower Room
- Private Driveway
- Convenient Location
- Three Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £114,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door with matching side screens.

LOUNGE 15'11" x 13'10"

Focal point fireplace. Wood laminate floor covering. PVC double glazed French door leading to front garden.

REAR HALL

Tiled floor. Stairwell to first floor.







KITCHEN THROUGH DINING ROOM 15'11" x 12'1" (wps)

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 extractor hood over. Plumbed and space for washing machine. Splashback tiling to walls. Access to under stairs store.

REAR PORCH

Tiled floor. PVC double glazed door leading to rear garden/driveway.

FIRST FLOOR

LANDING

Access to hot press.

BEDROOM 1 13'11" x 12'11" (wps)

Built in double wardrobe.

BEDROOM 2 12'11" x 11'3" (wps)

Built in double wardrobe.

BEDROOM 3 10'11" x 6'9"

Access to partially floored roof space via slingsby style ladder.

SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling to sink.

EXTERNAL

Low maintenance, paved front garden with brick pavior entrance path.
PVC soffits, fascia and rainwater goods.
Low maintenance paved rear garden with tarmac driveway area.
Outside tap.
External lighting.

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.

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...WE SELL HOUSES

Well presented, three bedroom, end terrace property with private driveway, situated within the popular and conveniently positioned Elderburn area, Middle Mossley, Newtownabbey.

The property comprises entrance hall, lounge, rear hall, kitchen through dining room, rear porch, three bedrooms, and shower room.

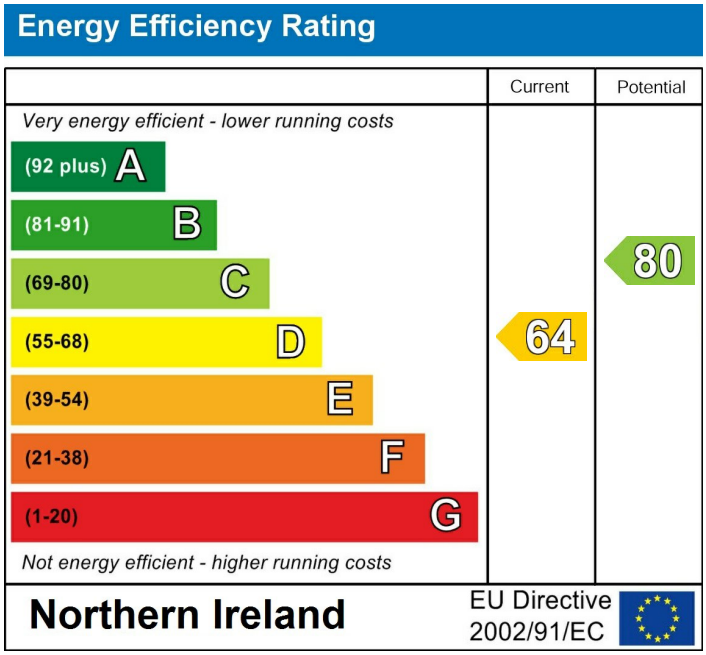
Externally, the property enjoys private driveway and low maintenance gardens.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let alike.

Early interest highly 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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