COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



17 Glencroft Gardens, Newtownabbey, BT36 5GE

- Detached Home
- Lounge; Wood Burning Stove
- Luxury Fitted Kitchen; Matching Utility Room
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Four Bedrooms; Principal En Suite Bathroom
- Kitchen Through Dining Room
- Deluxe Fully Tiled Family Shower Room
- Private Driveway; Integral Store
- Immaculately Presented Throughout

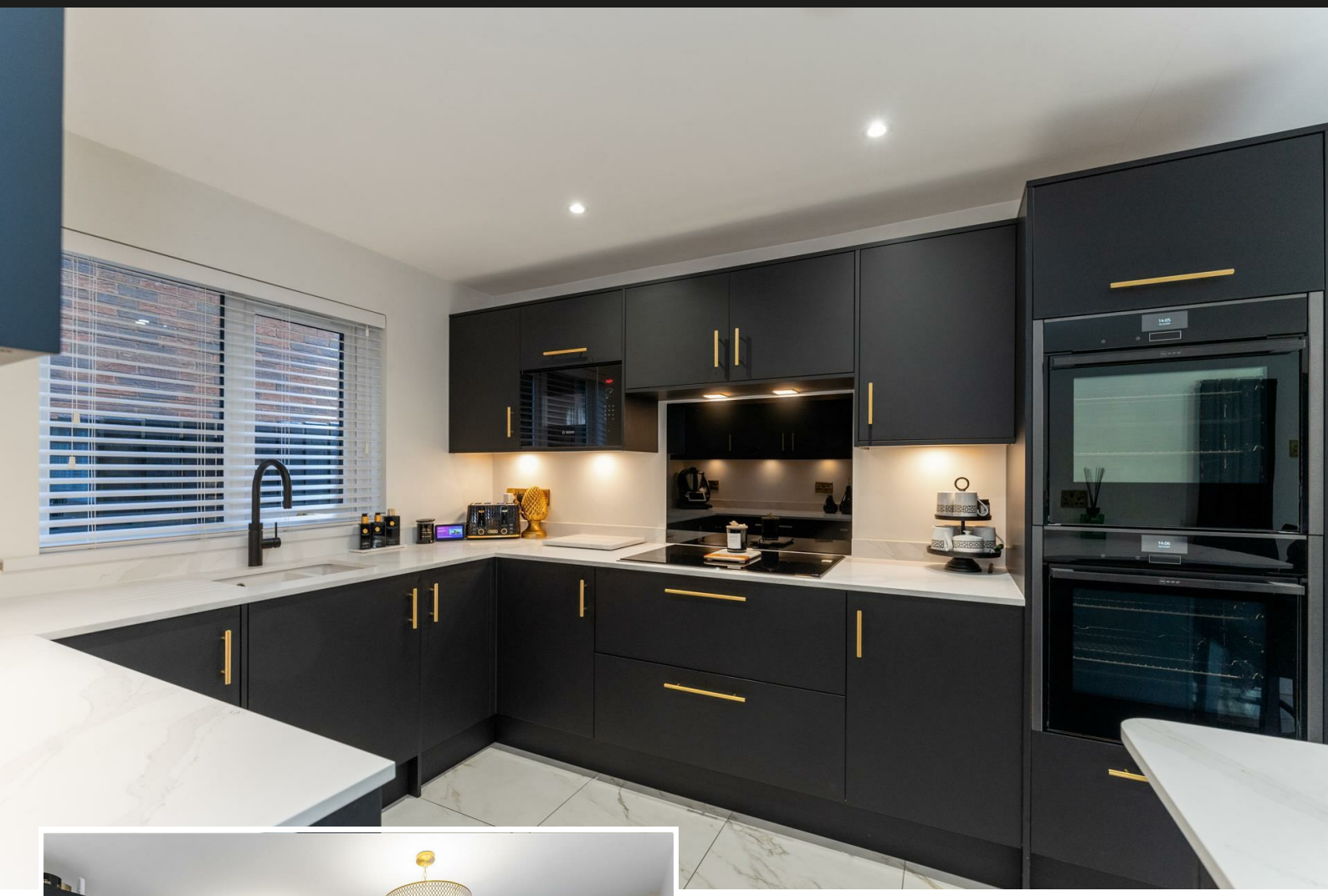
Offers Over £230,000

EPC Rating C





17 Glencroft Gardens, Newtownabbey, BT36 5GE





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, triple glazed front door with PVC double glazed side screen. Tiled floor. Stairwell to first floor. Access to under stairs storage.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Tiled floor.

LOUNGE 14'6" x 11'8"

Cast iron, wood burning stove on slate hearth. Picture window to front elevation. Open through to:

KITCHEN THROUGH DINING ROOM 29'4" x 10'9"

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Matching breakfast bar area. Inlaid 1.5 bowl, colour coded sink unit. Integrated, touch screen, Neff induction hob with glass splashback and extractor hood over. Integrated Neff double ovens and Bosch microwave oven and dishwasher. Solid quartz upstands to walls. Tiled floor. PVC double glazed French doors to rear garden.







UTILITY ROOM 8'8" x 6'10" (plus recess)

Range of fitted high and low level storage units with solid quartz work surface. Space for American style fridge freezer. Integrated Bosch dishwasher. Plumbed and space for washing machine. Space for tumble dryer. Solid quartz upstands to walls. Tiled floor. Access to:

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 18'6" x 9'8"

Glass panelled, double doors leading to:

DELUXE FULLY TILED EN SUITE BATHROOM

Contemporary, white, four piece suite comprising panelled bath, twin basin floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head and glass shower screen over bath. Illuminated mirror over sink. Heated towel rails.
Underfloor heating.

BEDROOM 2 13'3" x 10'6"

BEDROOM 3 12'4" x 11'9" (wps)

BEDROOM 4 10'0" x 7'9" (wps)

DELUXE FULLY TILED FAMILY SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Heated towel radiator.

EXTERNAL

Generous sized private driveway, finished in brick pavior.
Front garden, finished in lawn.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden, finished in lawn and resin patio area.
Outside tap.

GARDEN STORE 9'10" x 8'10"

Power operated, PVC coated, roller shutter door. Power, light and gas fired central heating boiler.

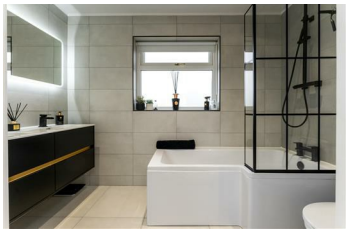
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

AUCTIONEERS COMMENTS:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.
With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.
The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.
In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.
Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.







For sale by Colin Graham Residential via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

For further information please call Debbie at iamsold on 028 95 680 051

Immaculately presented, recently renovated, four bedroom detached home, located within the well sought after Glencroft development, situated off Ballyhenry Road, Newtownabbey.

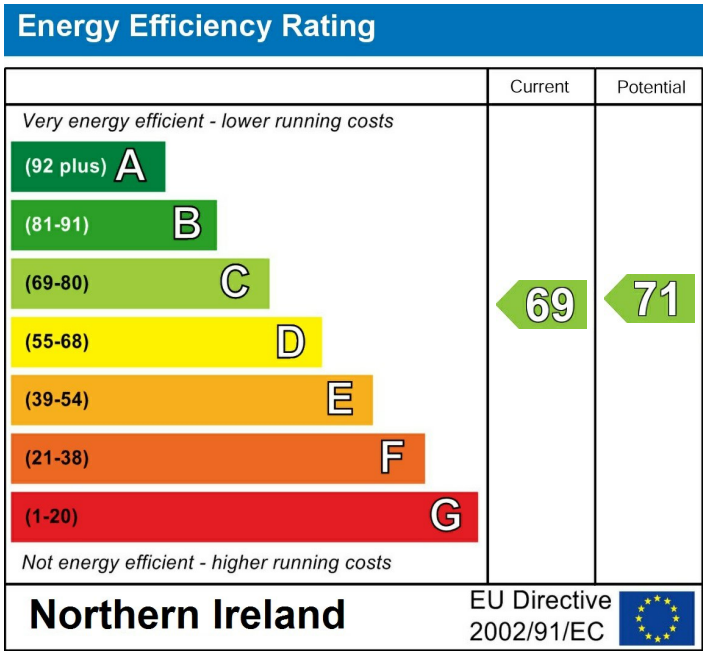
The property comprises entrance hall, fully tiled furnished cloakroom, lounge with wall recessed wood burning stove, kitchen through dining room, luxury fitted kitchen, matching utility room, four-well proportioned first floor bedrooms, to include principal bedroom with fully tiled en suite bathroom, and separate deluxe fully tiled shower room, with contemporary white three piece suite.

Externally, the property enjoys private driveway finished in brick pavior, integral store, front garden finished in lawn, and fully enclosed rear garden, finished in resin patio area and lawn.

Other attributes include gas fired central heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.





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

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

Proudly sponsoring

Northern Ireland Children's Hospice

WE ARE MACMILLAN. CANCER SUPPORT