



10 Hillside View, Newtownabbey, BT36 6DE

- Well Presented, Spacious Semi Detached
- Kitchen With Informal Dining Area
- Deluxe Family Bathroom; Furnished Cloakroom
- Private Driveway
- Fully Enclosed Rear Garden
- Four Bedroom; Two+ Reception
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Attached Garage/Store
- Convenient Location

Offers Over £229,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink.

LOUNGE 14'9" x 11'3"

Bay window to front elevation. Open fire in granite fireplace with matching hearth and contrasting surround. Wood laminate floor covering.

DINING ROOM 11'4" x 10'8"

Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

KITCHEN WITH INFORMAL DINING AREA 19'0" x 11'9"

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine worktop. Colour coded sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated double ovens. Space for American style fridge freezer. Integrated dishwasher. Splashback tiling to walls. Fitted breakfast bar area. Wood laminate floor covering. Access to shelved larder unit. Access to attached garage. PVC double glazed door leading to rear garden.



FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'1" x 11'3"

Range of fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 2 11'9" x 8'2"

Wood laminate floor covering.

BEDROOM 3 11'9" x 7'2" (wps)

Wood laminate floor covering.

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

Wood laminate floor covering. Built in wardrobes.

DELUXE BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator. Half tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished in lawn and range of plants, trees and shrubbery.
Tiled entrance porch.
External lighting.
Fully enclosed rear garden finished in lawn, brick pavior patio area and range of plants, trees and shrubbery.
Outside tap.

ATTACHED GARAGE 22'3" x 8'1"

PVC coated roller shutter door. Separate PVC double glazed French doors to rear. Power, light, gas fired central heating boiler and utility area to rear with Belfast sink, storage unit and plumbed for automatic washing machine.

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.



Spacious, well presented, four bedroom/two+ reception, semi detached home with attached garage/store, situated within a select, cul-de-sac development off Doagh Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, separate dining room, kitchen with informal dining area, modern fitted kitchen, four bedrooms, and deluxe family bathroom with contemporary, white four piece suite.

Externally, the property enjoys private driveway, attached garage/store, and fully enclosed rear garden.

Other attributes include gas heating and PVC double glazing.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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