COLIN GRAHAM RESIDENTIAL

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8 Sharonmore Avenue, Newtownabbey, BT36 6PP

- Semi Detached Home
- Lounge Through Dining Room
- Shower Room; White Suite
- Private Driveway
- Gardens Front and Rear
- Three Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Large Garage
- Popular, Convenient Location

Offers Over £174,950

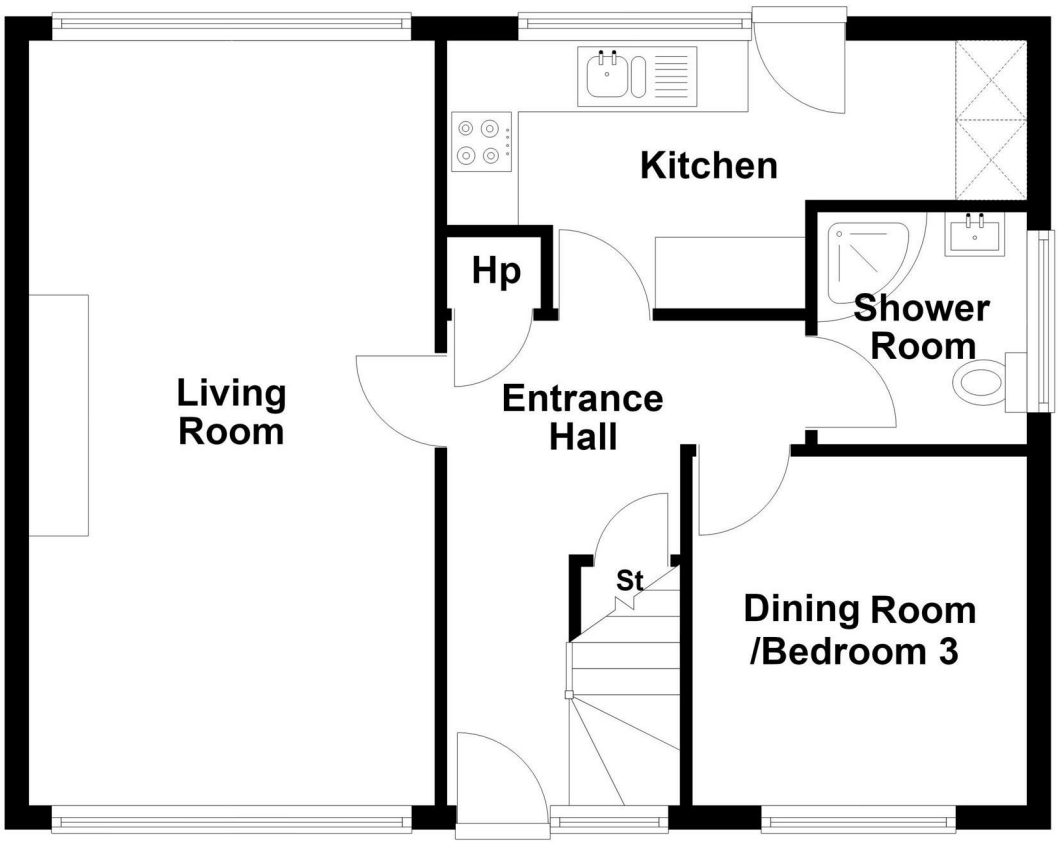
EPC Rating E





8 Sharonmore Avenue, Newtownabbey, BT36 6PP

Ground Floor





ue, Newtownabbey

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to under stairs store. Access to shelved hot press.

LOUNGE THROUGH DINING ROOM 21'4" x 11'2"

Dual aspect windows. Glass front fire in tiled and stone clad fireplace with tiled hearth.

KITCHEN 16'0" x 7'5" (wps)

Fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Colour coded 1.5 sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling and timber panelling to walls. PVC double glazed door leading to rear garden.



SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Towel radiator. Tile effect panelling to walls. Tile effect flooring.

BEDROOM 3 9'3" x 9'2"

Currently utilised as dining room.

FIRST FLOOR

LANDING

Built in storage unit. Access to roof space.

BEDROOM 1 12'4" x 11'2"

Picture window to front elevation.

BEDROOM 2 9'8" x 9'3"

Rural view towards Knockagh monument.

EXTERNAL

Private paved driveway area.
Front garden in lawn and range of plants, trees and shrubbery.
PVC soffits, fascia and rainwater goods.
Low maintenance rear garden finished in paved patio areas, decorative stone and range of plants, trees and shrubbery.
Outside tap.
Boiler house with oil fired central heating boiler.
PVC oil storage tank.



GARAGE 22'2" x 9'4"

PVC coated, roller, shutter door. 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.



Well presented, three bedroom, semi detached home with garage, situated within the popular and conveniently positioned Sharonmore area of Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge through dining room, kitchen with informal dining area, shower room, and three well-proportioned bedrooms.

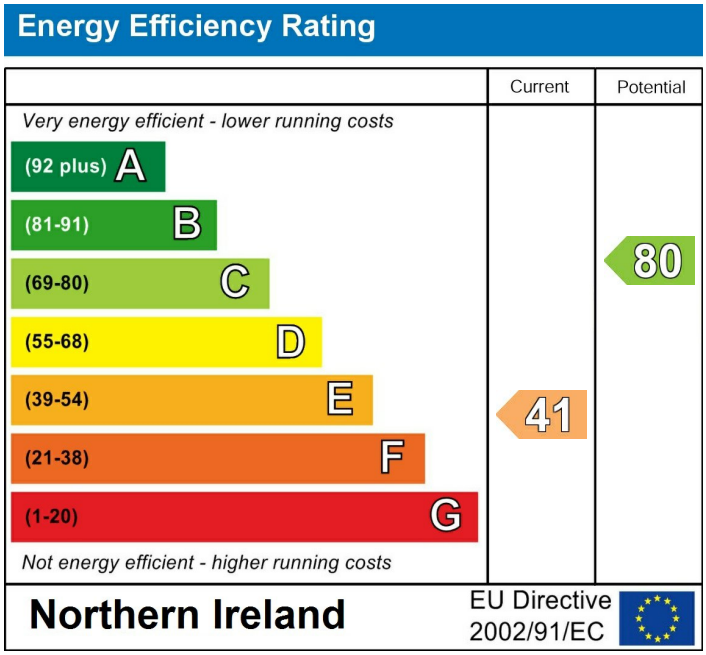
Externally, the property enjoys private driveway, large garage, and gardens front and rear.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let alike.

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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Shortlisted TheNegotiator Awards 2019

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