COLIN GRAHAM RESIDENTIAL

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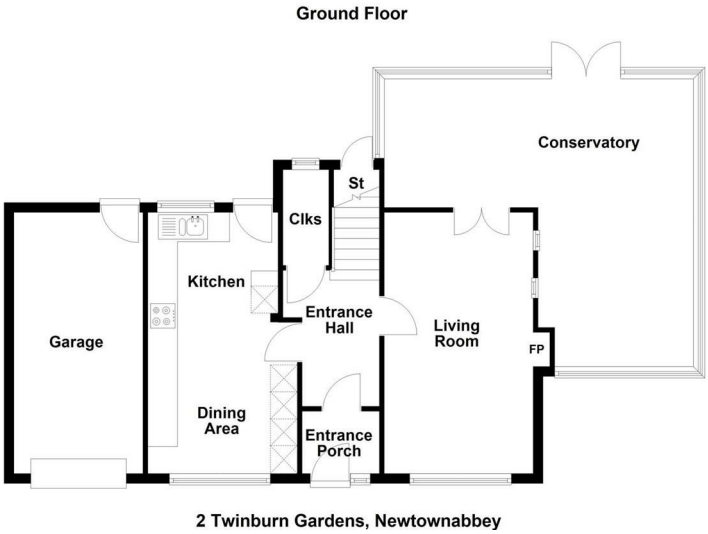


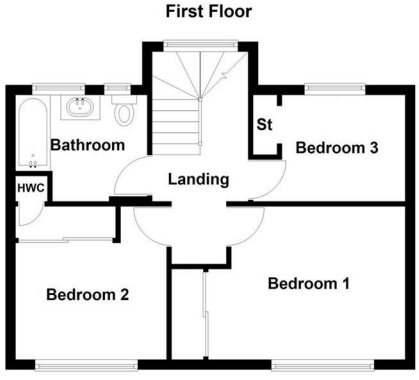
2 Twinburn Gardens, Newtownabbey, BT37 0EW

- Detached Home
- Lounge; Stove
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Large, End Of Cul-De-Sac, Site
- Three Bedroom
- Large, Wraparound Conservatory
- Bathroom
- Private Driveway; Attached Garage
- Convenient Location

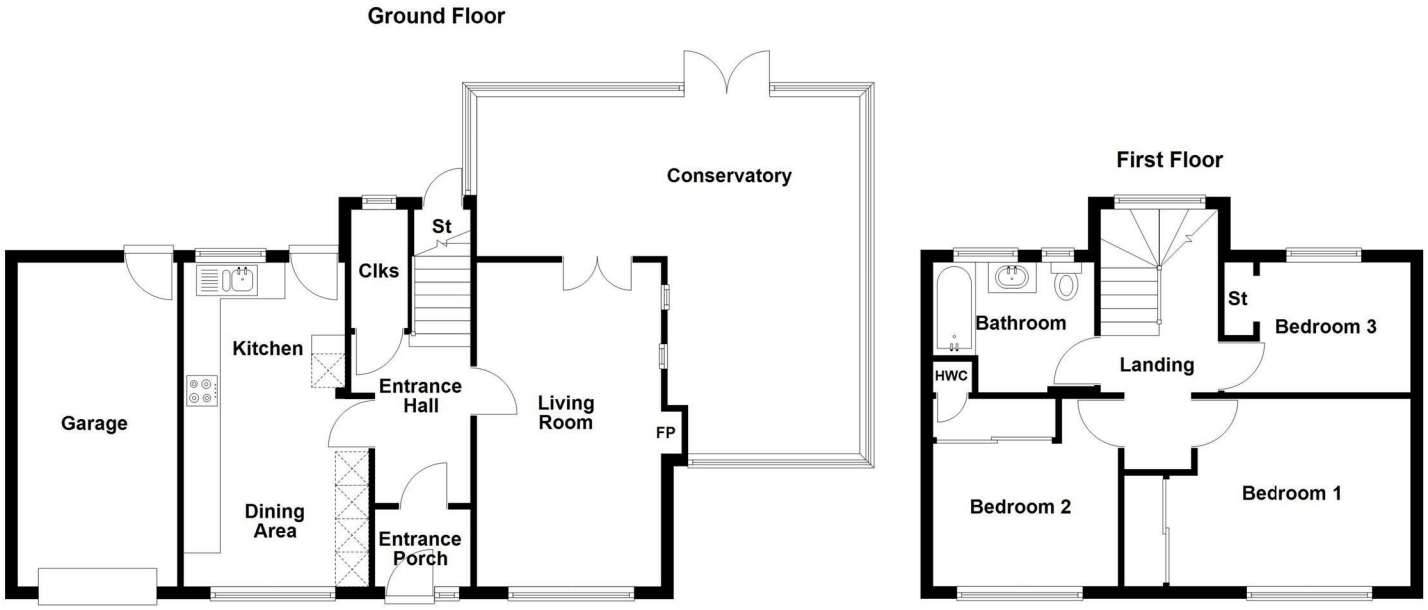
Offers Over £179,950

EPC Rating E





2 Twinburn Gardens, Newtownabbey, BT37 0EW



, Newtownabbey

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...WE SELL HOUSES

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood panelled front door with glass side screen. Glass panelled door leading to:

ENTRANCE HALL

Stairwell to first floor. Access to under stairs store. Glass panelled doors leading to lounge and kitchen.

LOUNGE 17'5" x 9'11"

Tiled fireplace with cast iron, wood burning stove. Wood laminate floor covering. Glass panelled doors leading to:

CONSERVATORY 21'1" x 19'2" (wps)

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

CGR FINANCIAL
...WE DO MORTGAGES

[redacted]

[redacted]

KITCHEN WITH INFORMAL DINING AREA 17'4" x 9'11"

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Colour coded 1.5 bowl 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. Glass fronted display cabinets. Splashback tiling to walls. PVC double glazed French door leading to rear garden.

FIRST FLOOR

LANDING

Exposed tongue and groove timber flooring. Access to roof space.

BEDROOM 1 15'0" x 10'1" (wps)

Fitted wardrobes in mirror panelled sliding doors. Exposed tongue and groove timber flooring.

BEDROOM 2 10'1" x 10'0"

Fitted wardrobes in mirror panelled sliding doors. Exposed tongue and groove timber flooring.

BEDROOM 3 9'11" x 7'0" (wps)

Built in wardrobe. Exposed tongue and groove timber flooring.

BATHROOM

White, three piece suite comprising bath, vanity unit and WC. Electric shower and glass shower screen over bath. Half tiling to walls. Tiled floor. Access to shelved hot press.

EXTERNAL

Private driveway finished in concrete.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Large, fully enclosed side and rear garden (in need of clearance/landscaping).

ATTACHED GARAGE 18'3" x 9'0"

Power light and oil fired central heating boiler.

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, detached home with attached garage and large wraparound conservatory, occupying a generous sized, end of cul-de-sac, site within the popular Twinburn development, Monkstown Road, Newtownabbey.

The property comprises entrance porch, entrance hall, lounge, conservatory, kitchen with informal dining area, three bedrooms, and bathroom.

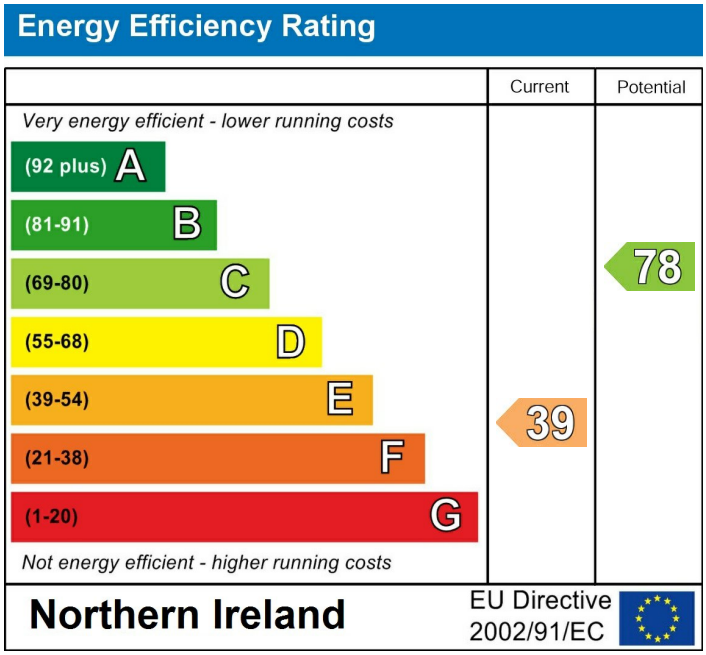
Externally, the property enjoys private driveway, attached garage, and large garden to rear (offering scope for extension, subject to necessary checks and approval).

Other attributes include oil heating, PVC double glazing, and convenient location.

The property is in need of refurbishment/modernising, as generously reflected within marketing figure.

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

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