COLIN GRAHAM RESIDENTIAL

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32 Fairview Drive, Newtownabbey, BT36 6PS

- Extended, Semi Detached Home
- Conservatory
- Bathroom; Furnished Cloakroom
- Private Driveway; Garage; Store
- Views Towards Ballyearl and Knockagh
- Three Bedroom; Two+ Reception
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Convenient Location

Offers Over £179,950

EPC Rating D





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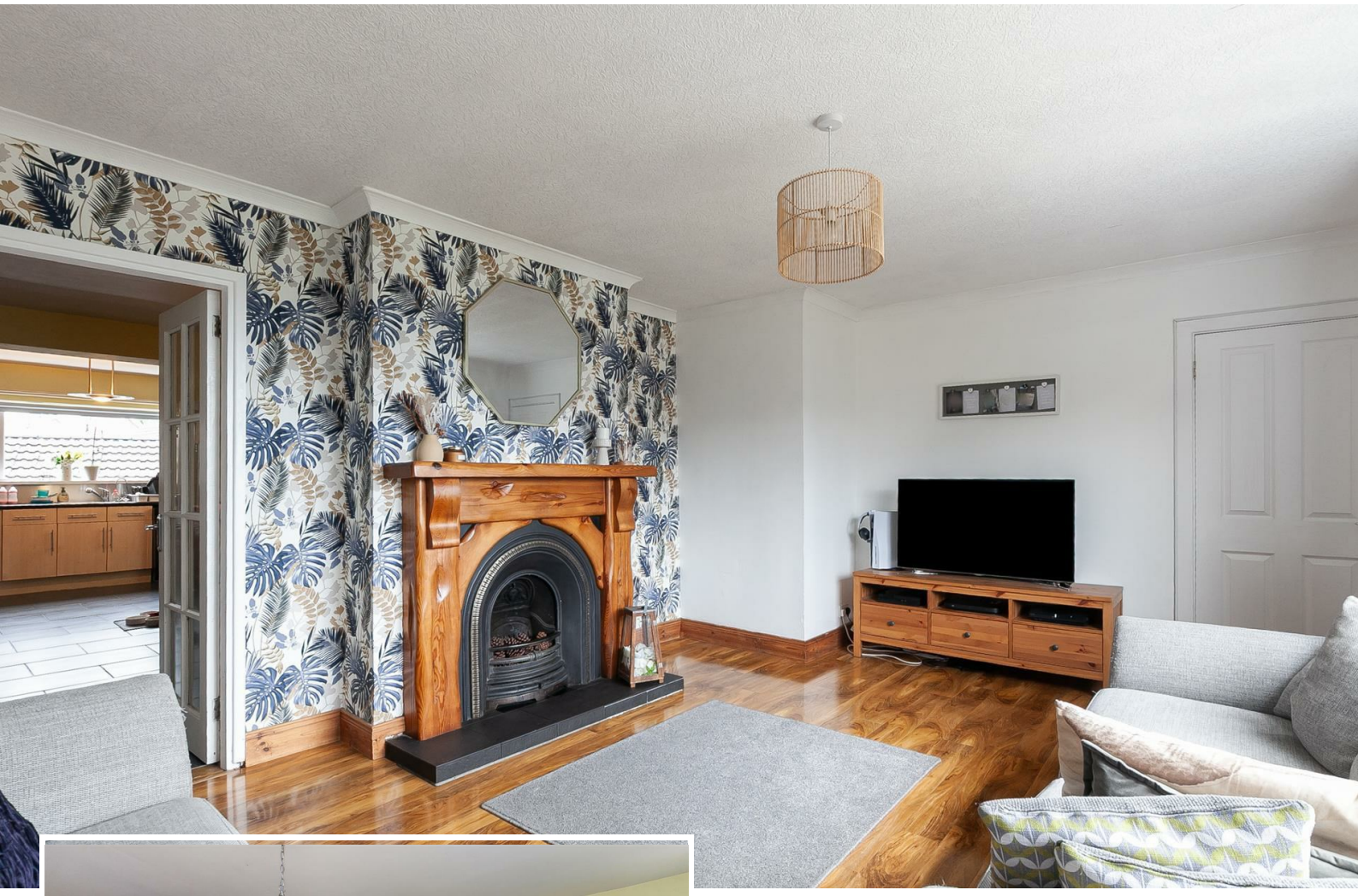




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor.

FULLY TILED FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Access to under stairs store.

LOUNGE 16'11" x 12'8" (wps)

Open fire in cast iron fireplace with tiled hearth and timber surround. Rural view towards Knockagh. Wood laminate floor covering. Glass panelled French doors leading to:

DINING ROOM 15'3" x 10'11"

Tiled floor. Access to shelved store. Open arches leading to:







KITCHEN 12'4" x 10'4"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with stainless steel splashback and extractor hood over. Plumbed and space for washing machine. Space for tumble dryer. Splashback panelling and tiling to walls. Tiled floor. PVC double glazed French door leading to:

CONSERVATORY 10'6" x 9'11"

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

BEDROOM 3 11'1" x 7'10"

Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 11'5" x 10'2"

Rural view towards Knockagh. Access to walk in wardrobe.

BEDROOM 2 11'5" x 8'4"

Wood laminate floor covering.

BATHROOM

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

EXTERNAL

Front and side gardens finished mainly in lawn.
Private driveway finished in concrete and decorative stone.
Rear garden finished in timber decking.
Outside tap.

MATCHING DETACHED GARAGE 18'11" x 11'6"

Up and over door. Separate service door to rear garden. Power and light.

LEAN TO STORE 14'1" x 7'2"

PVC double glazed front door and window. Power.





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.



Well presented, extended, three bedroom, semi detached home with conservatory and matching detached garage, situated within the Fairview area of Carnmoney, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, dining room, conservatory, kitchen, three bedrooms and family bathroom.

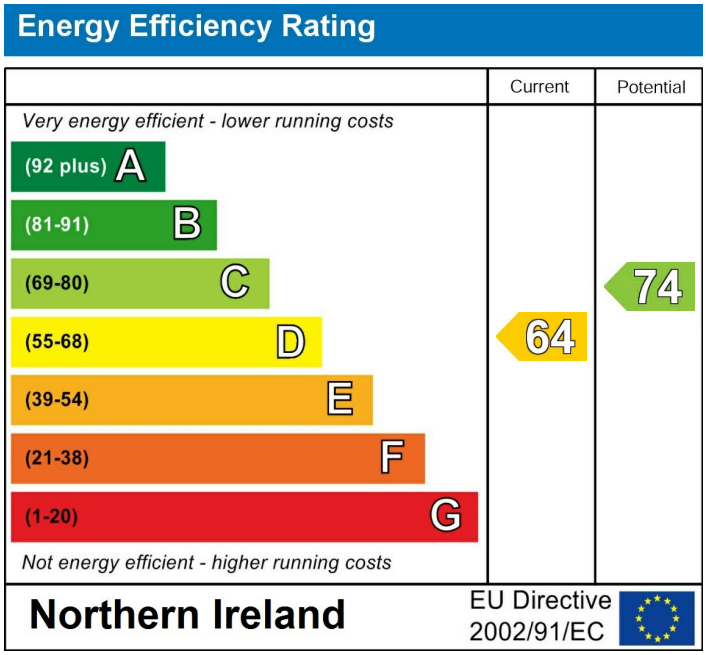
Externally, the property enjoys private driveway area, matching detached garage, attached store, and garden area to front, side and rear.

Other attributes include gas heating, PVC double glazing, convenient location, and views towards Ballyearl and Knockagh.

Ideal first time buy / buy to let investment alike.

Early viewing 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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