COLIN GRAHAM RESIDENTIAL

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22 Inniscoole Park, Newtownabbey, BT36 6JD

- Immaculately Presented Semi D
- Lounge; Wood Burning Stove
- Dining Area
- Gas Heating; PVC Double Glazing
- Large, Private Rear Garden
- Three Bedroom; Principal En Suite
- Modern Fitted Kitchen
- Deluxe Bathroom
- Private Driveway
- Convenient Location

Offers Over £189,950

EPC Rating C





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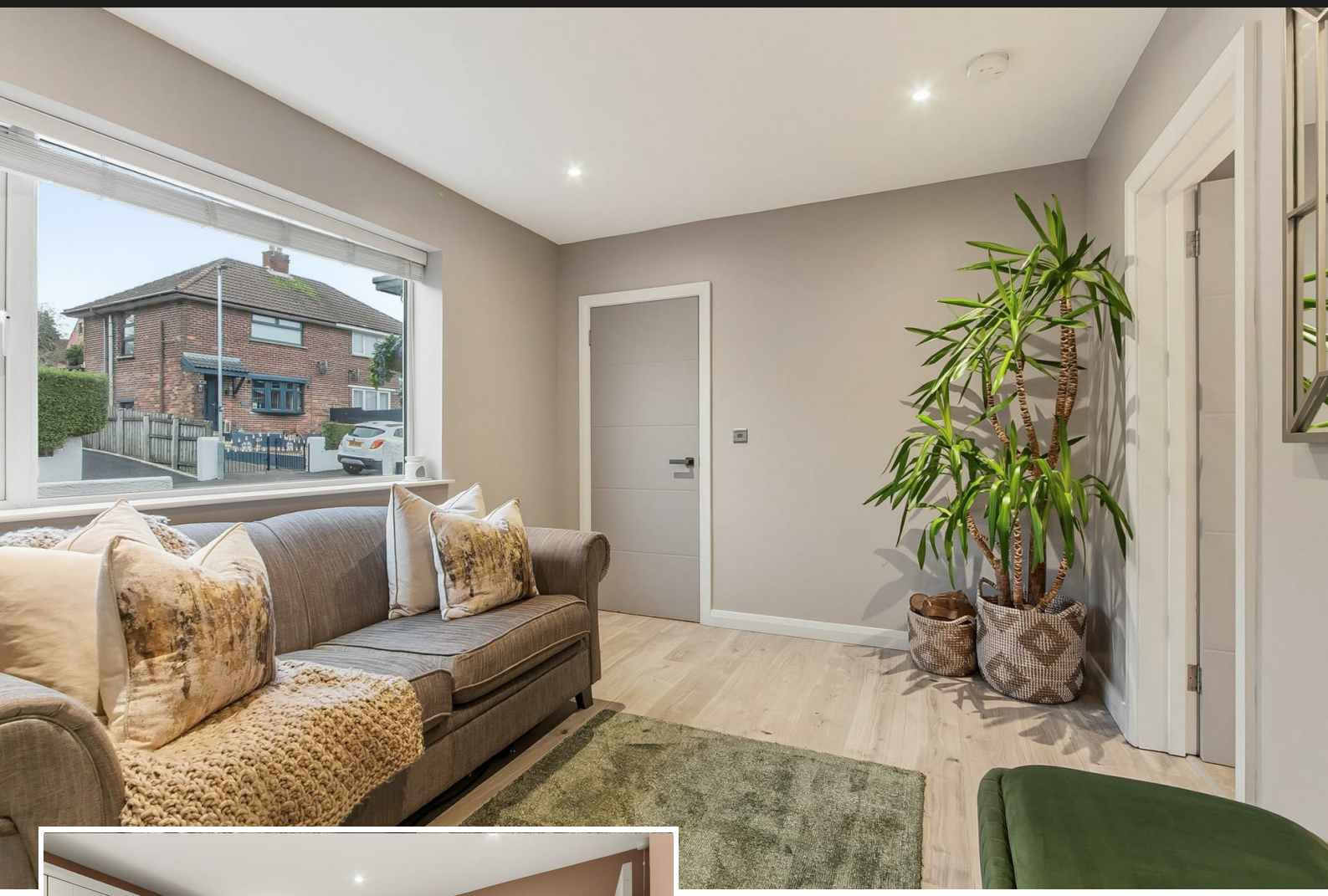




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 13'6" x 9'10"

Media wall, to include inglenook, part stone clad, recess with cast iron wood burning stove on tiled hearth. Fitted storage unit. Wood laminate floor covering.







KITCHEN WITH INFORMAL DINING AREA 10'11" x 10'4"

Modern fitted kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven, fridge freezer and washing machine. Upstands to walls to match work surface. Built in store with gas fired central heating boiler. Tiled floor. Open arch leading to:

DINING AREA 10'2" x 4'11"

Tiled floor. PVC double glazed door leading to rear garden.

DELUXE BATHROOM

Contemporary white three piece suite comprising panelled bath, floating vanity unit and WC. Thermostatic shower with drench shower head and glass shower screen over bath. Towel radiator. Part tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 12'4" x 9'10" (wps)

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat control main shower with drench shower head. Tiled floor.

BEDROOM 2 10'4" x 7'5"

BEDROOM 3 8'11" x 7'1"

EXTERNAL

Generous sized private driveway finished in tarmac.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Large, private, fully enclosed rear garden finished in lawn, patio area and mature trees.
Outside hot and cold taps.

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.



Immaculately presented, three bedroom, semi detached home, conveniently situated within Inniscoole Park, Carnmoney Road, Glengormley.

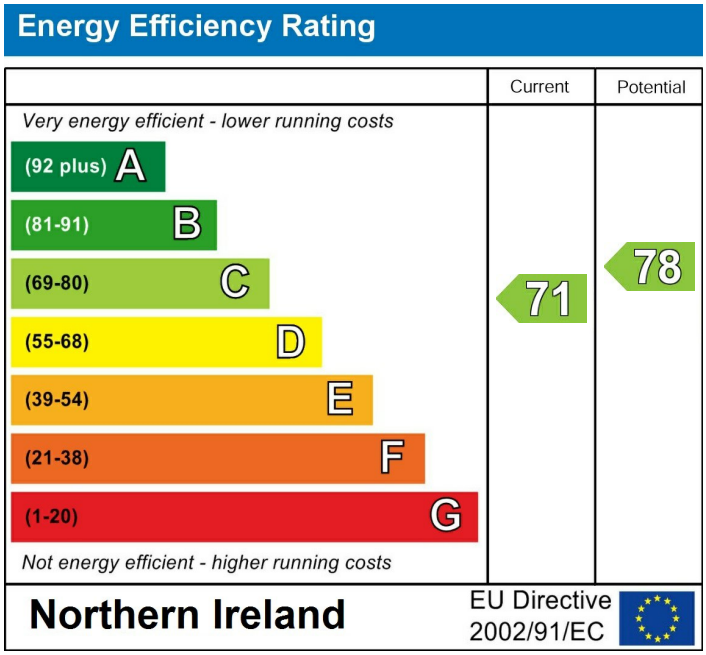
The property comprises entrance hall, lounge with cast iron wood burning stove, kitchen with informal dining area, modern fitted kitchen, dining area, deluxe bathroom, and three well-proportioned bedrooms, to include principal en suite.

Externally, the property enjoys generous sized private driveway, and large, fully enclosed rear garden, finished in lawn, patio area and mature trees.

Other attributes include gas heating and PVC double glazing.

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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