COLIN GRAHAM RESIDENTIAL

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215 Carnmoney Road, Newtownabbey, BT36 6JR

- Mid Terrace Property
- Lounge
- Shower Room With Three Piece Suite
- Private Driveway Area To Front
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; Double Glazing
- Enclosed Yard & Garden Area To Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £119,950

EPC Rating C





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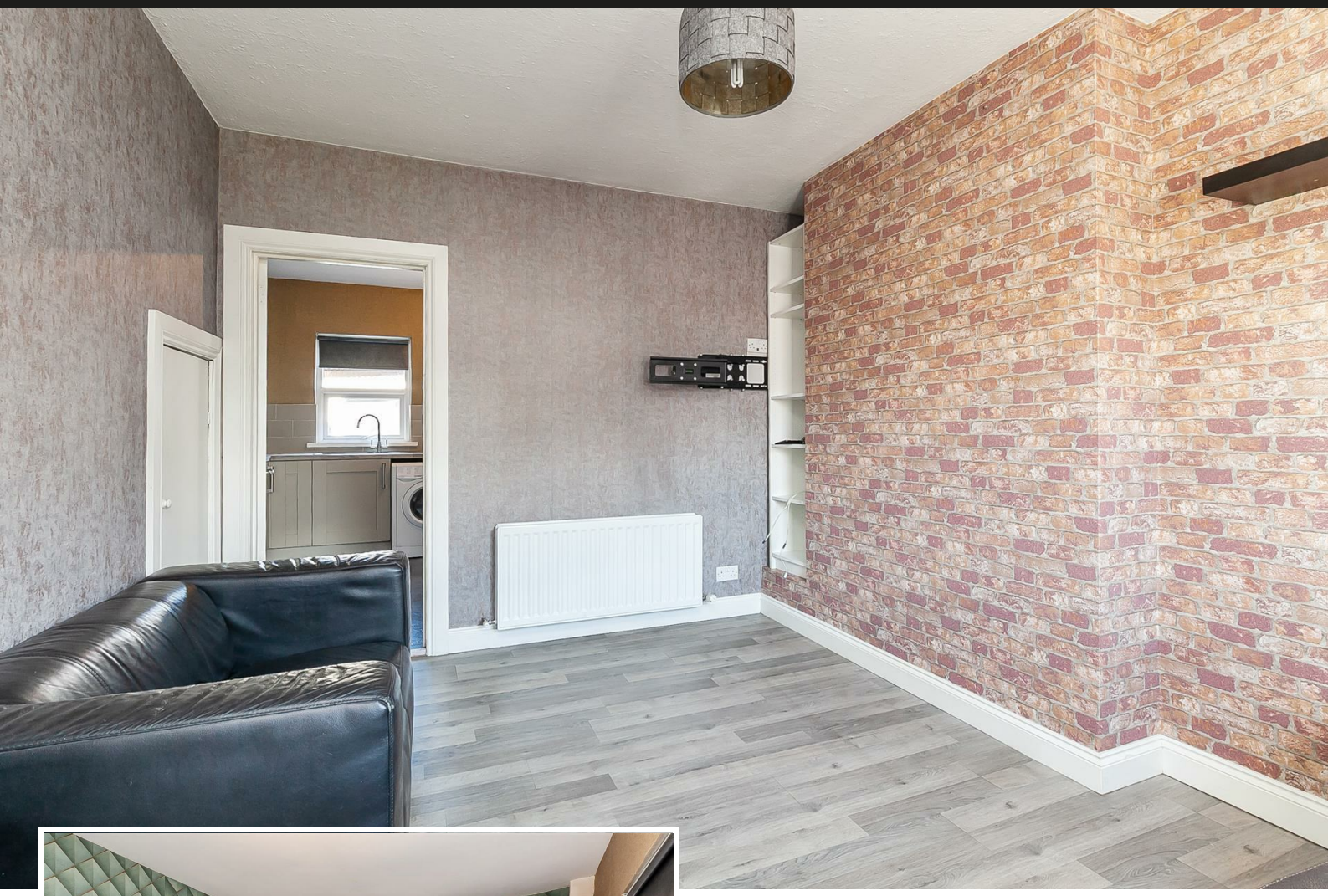
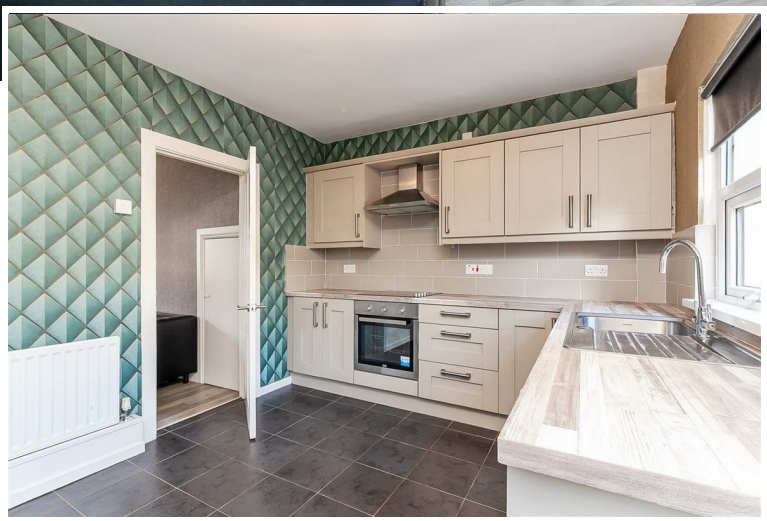




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC, double glazed front entrance door. Tile effect laminate floor covering. Stairwell leading to first floor.

LOUNGE 12'6" x 10'4" (wps)

Wood laminate floor covering. Access to under stairs store.

KITCHEN WITH INFORMAL DINING AREA 12'5" x 9'10"

Modern fitted kitchen with range of high and low level storage units and complementary melamine work surface. Stainless steel sink unit with draining bay and mixer tap. Integrated four ring hob with stainless steel extractor fan over. Integrated under counter electric oven and fridge freezer. Plumbed for automatic washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed rear door.







FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'5" x 10'8" (plus robes)

Built in double wardrobe with gas fired central heating boiler within.

BEDROOM 2 9'10" x 8'2" (wps)

SHOWER ROOM 6'3" x 5'1"

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator. PVC panelling to walls. Tile effect laminate floor covering.

EXTERNAL

Private driveway area to the front finished in tarmac.
Fully enclosed, low maintenance paved rear yard with purpose built store and adjoining utility store.
Garden to rear of utility store finished in paved patio and shrub beds.

UTILITY STORE 9'1" x 8'3"

Range of high and low level storage units and melamine work surface Stable style doors front and rear. Light and power.

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.







Well presented, two bedroom, mid terrace property with private driveway area to the front, enclosed rear yard with utility store, and separate garden set to the rear, conveniently located on the Carnmoney Road, Newtownabbey, in close proximity to public transport routes, local amenities, and main commuter networks.

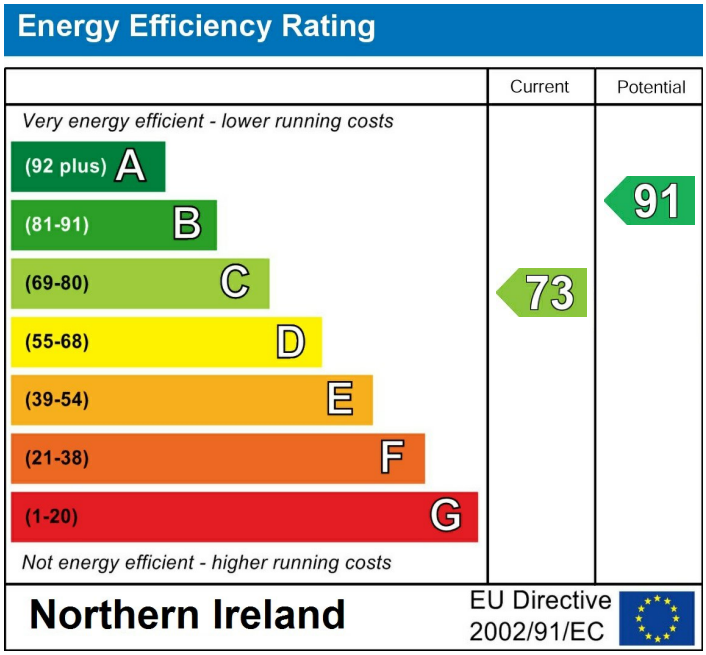
The property comprises entrance hall, lounge, modern fitted kitchen with informal dining area, two well proportioned first floor bedrooms, and shower room with three piece suite.

Externally, the property benefits from private driveway area to the front finished in tarmac, enclosed rear yard with utility store, and garden set to the rear.

Other attributes include gas fired central heating, double glazing and convenient location.

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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