COLIN GRAHAM RESIDENTIAL

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157 Antrim Road, Newtownabbey, BT36 7QR

- Modernised, Period, Detached Home
- Modern Fitted Kitchen
- Furnished Cloakroom
- Private Driveway; Garage
- Convenient Location
- Four Bedroom; Four Reception
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Views Towards Cave Hill and Belfast Lough

Offers Over £335,000

EPC Rating D

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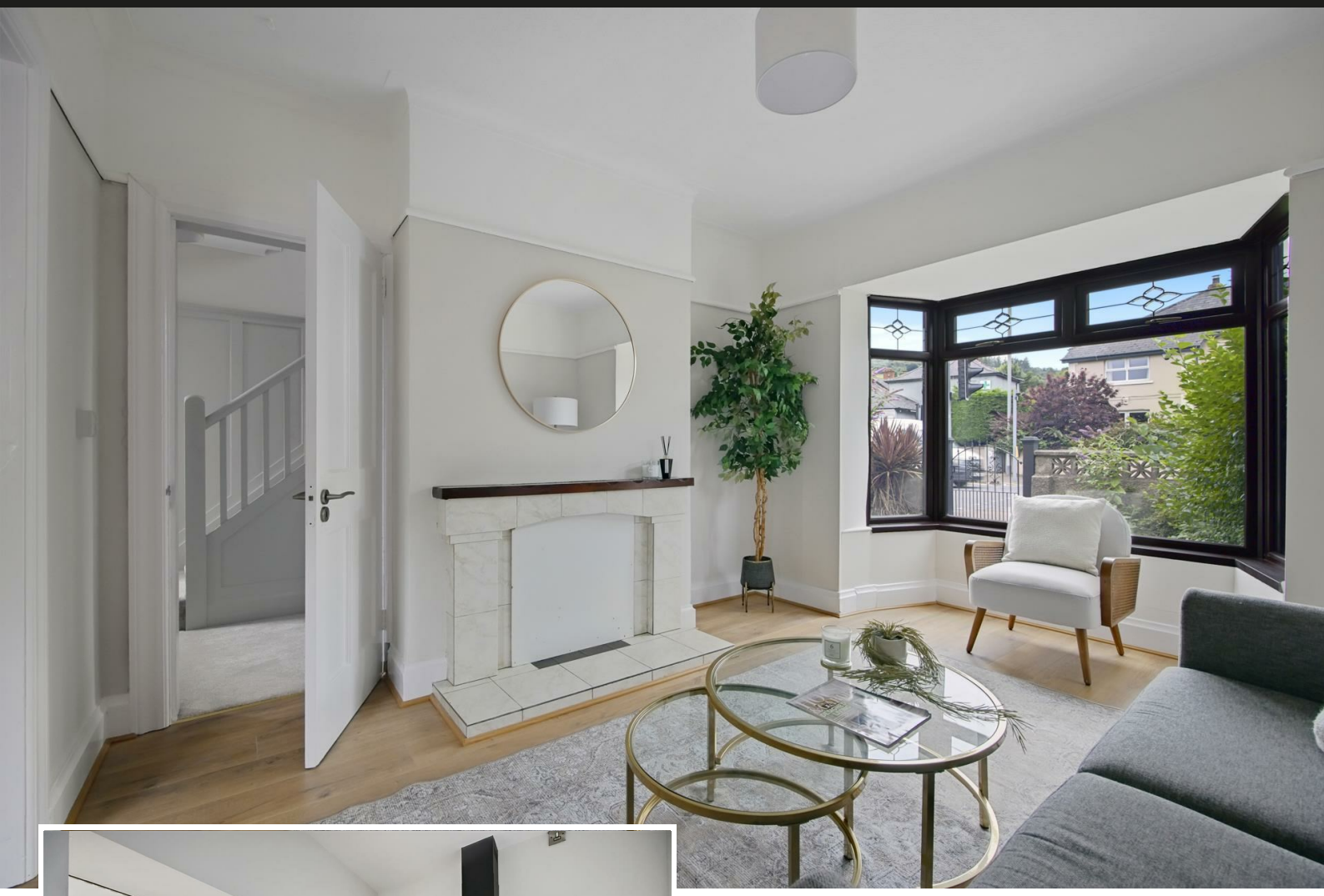


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screens and fanlight over. Terrazzo flooring. Glass panelled door leading to:

ENTRANCE HALL

Panelling to walls. Stairwell to first floor. Access to under stairs storage.

FURNISHED CLOAKROOM

Vanity unit and concealed cistern WC. Tile effect panelling to walls. Tile effect flooring.

LOUNGE 18'5" x 10'8" (wps)

Dual aspect windows. Bay window to front elevation. View towards Belfast Lough to rear.

FAMILY ROOM 13'11" x 11'3" (wps)

Bay window to front elevation. Tiled focal point fireplace. Wood laminate floor covering. Open arch leading to:

DINING ROOM 11'3" x 9'9" (wps)

Built in store. Wood laminate floor covering.

SUN LOUNGE 15'8" x 8'3"

Dual aspect windows. View towards Belfast Lough. Timber clad feature wall. Wood laminate floor covering. PVC double glazed door leading to rear garden. Open arch leading to:

KITCHEN 14'11" x 6'0"

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback extractor hood over. Integrated oven. Plumbed and space for washing machine. Upstands to walls to match worktop. Wood laminate floor covering.

FIRST FLOOR

LANDING

Stained glass feature window.

BEDROOM 1 15'8" x 10'7"

Dual aspect windows. View towards Cave Hill to front elevation. View towards Belfast Lough to rear elevation.

BEDROOM 2 11'6" x 11'2"

View towards Cave Hill.

BEDROOM 3 11'4" x 7'5" (wps)

BEDROOM 4 8'10" x 8'9"

Built in storage units with gas fired central heating boiler.

DELUXE BATHROOM

Contemporary, white, two piece suite, comprising panelled bath and pedestal wash hand basin. Thermostat controlled main shower unit with drench shower head and glass shower screen over bath. Towel radiator. Access to roof space. Tile effect panelling to walls. Tile effect flooring.

SEPARATE CLOAKROOM

With WC and wash hand basin. Tile effect panelling To walls. Tile effect flooring.

EXTERNAL

Front garden finished in lawn and range of plants and shrubs.
Patio area to side and rear.
Double gates to rear leading to paved, private driveway area.
Rear garden finished in lawn.
Store.
Outside tap.

DETACHED GARAGE 21'4" x 11'5"

PVC coated roller shutter door. Separate PVC double glazed service door to garden. Power, light and fitted storage units.

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.

[redacted]

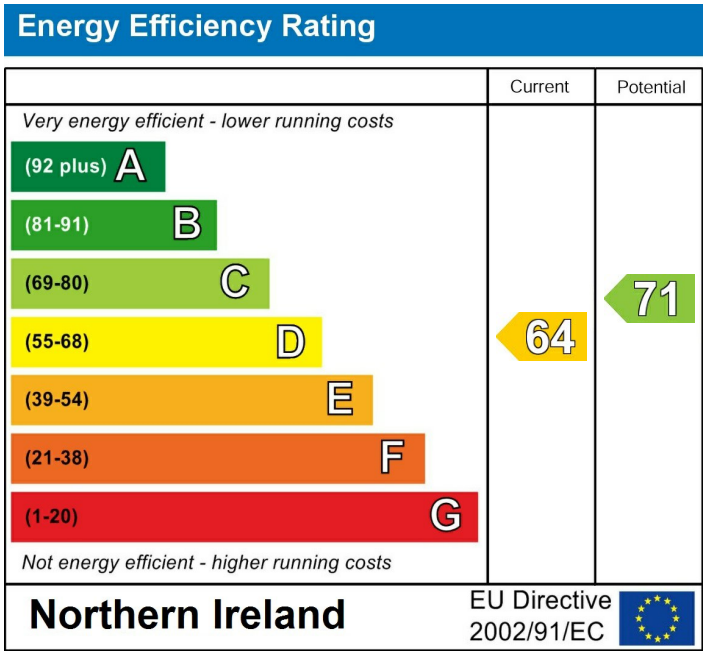
Modernised, four bedroom/four reception, double-fronted, period, detached family home, with sun lounge and garage to rear, conveniently situated on Antrim Road, Glengormley, Newtownabbey.

The property comprises entrance porch, entrance hall, furnished cloakroom, bay-fronted lounge, bay-fronted family room, dining room, sun lounge, separate modern fitted kitchen, four well-proportioned bedrooms, deluxe bathroom, and separate cloakroom with WC.

Externally, the property enjoys private driveway, garage, and gardens front, side and rear, finished mainly in lawn and patio areas.

Other attributes include gas heating, double glazing, many original features throughout, and views towards Cave Hill and Belfast Lough.

Early interest 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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