COLIN GRAHAM RESIDENTIAL

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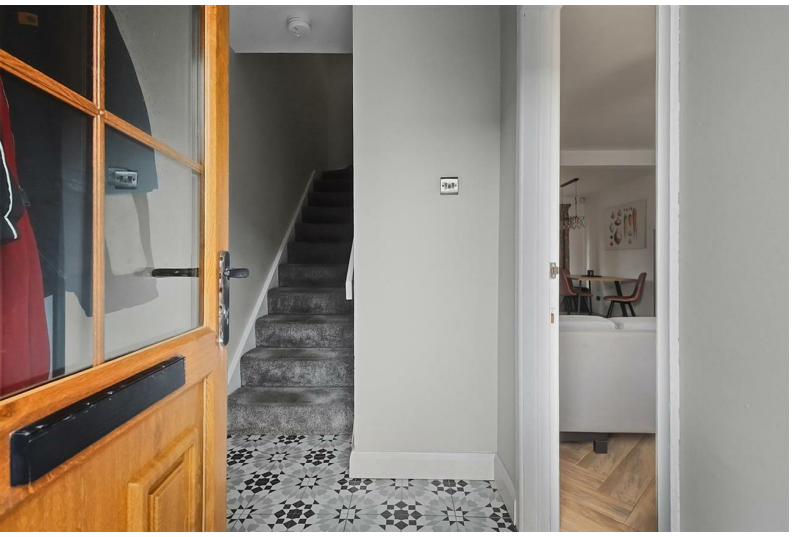
5 Old Manse Court, Newtownabbey, BT37 0PW

- Spacious End Town House Property
- Lounge; Open Fire
- Modern Fitted Kitchen
- Oil Heating
- Low Maintenance Gardens
- Three Bedrooms
- Kitchen Through Dining Room
- Shower Room; Three Piece Suite
- PVC Double Glazing
- Village Setting

Offers Over £199,950

EPC Rating D



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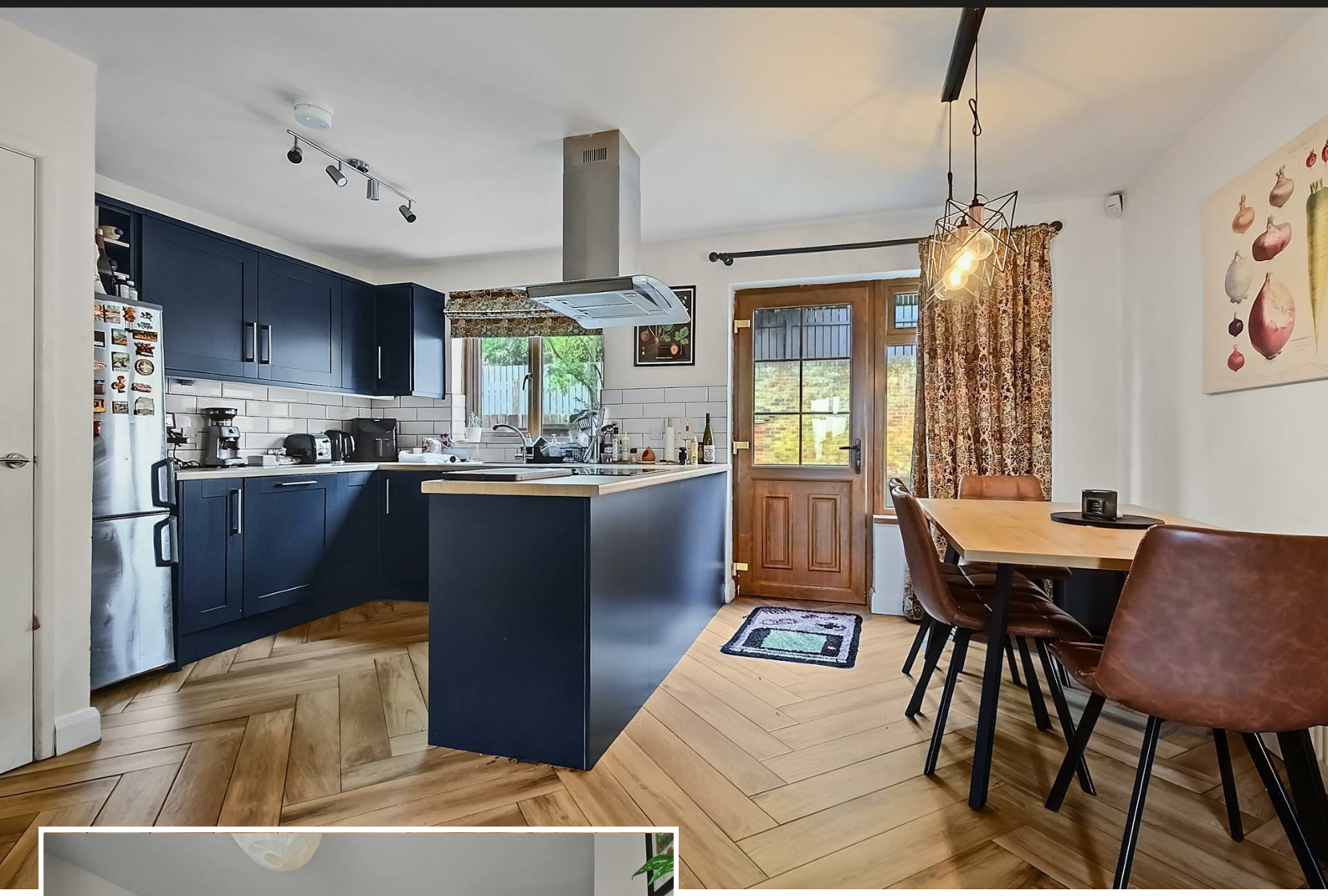


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 14'5" x 12'11" (wps)

Open fire in tiled fireplace with matching hearth and timber surround. Herringbone style tile floor. View towards Belfast Lough. Open arch leading to:

KITCHEN THROUGH DINING ROOM 16'3" x 11'0" (wps)

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 ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Integrated dishwasher and washing machine. Built in wine rack. Splashback tiling to walls. Herringbone style tile floor. Access to under stairs store. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'6" x 9'4" (wps)

View towards Belfast Lough.

BEDROOM 2 11'1" x 9'4"

BEDROOM 3 12'7" x 7'4" (wps)

Box bay window to front elevation. View towards Belfast Lough. Built in wardrobe/store.

SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Part tiling to walls. Tiled floor. Towel radiator. Access to shelved hot press.

EXTERNAL

Low maintenance front garden finished in slate chippings and shrubs.
Entrance porch.
External lighting.
Side and rear gardens finished in decorative stone and concrete.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

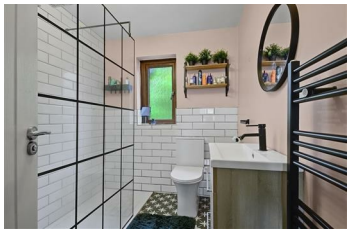
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements 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.

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COLIN GRAHAM RESIDENTIAL

...WE SELL HOUSES

Well presented, spacious, three bedroom end town house property, conveniently positioned within Whiteabbey village, Jordanstown, Newtownabbey.

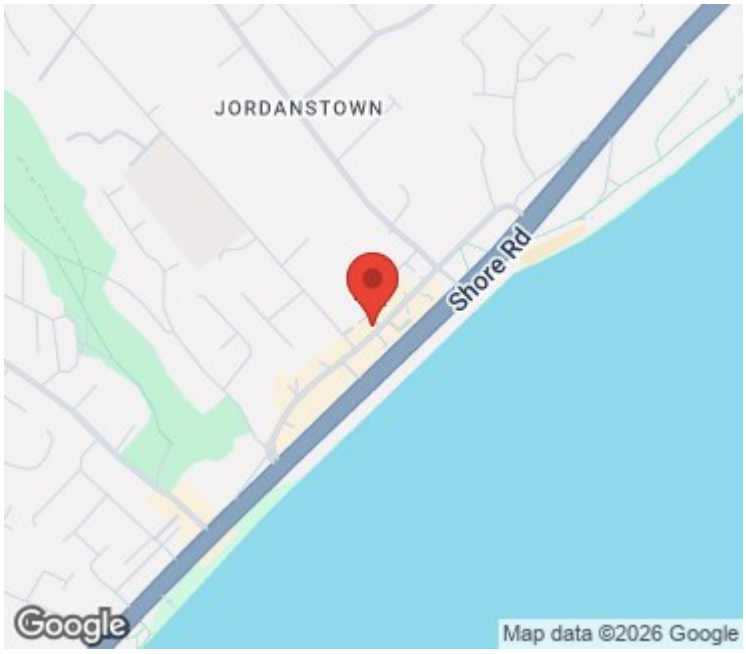
The property comprises entrance hall, lounge, open arch leading to kitchen through dining room, three well-proportioned bedrooms, and shower room, with contemporary, white, three piece suite.

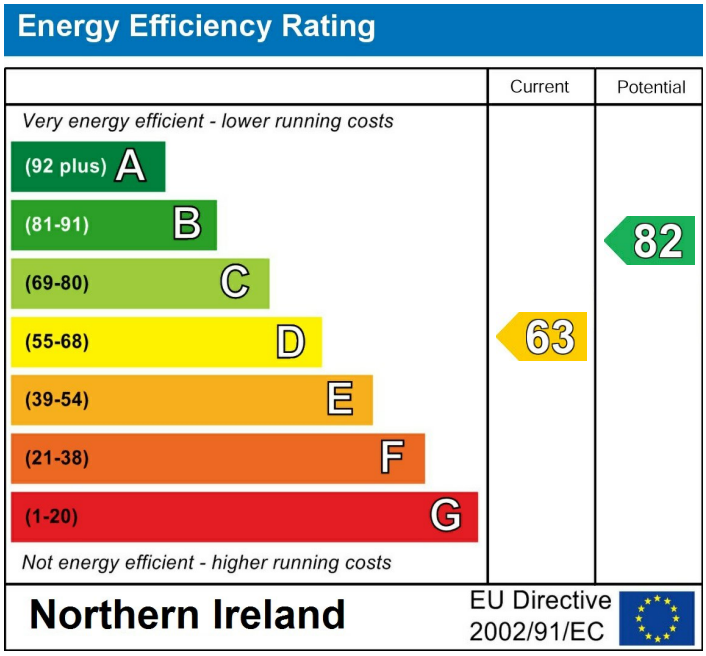
Externally, the property enjoys low maintenance gardens to front, side and rear.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest recommended.





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Telegraph PROPERTY AWARDS 2019 in partnership with electric ireland

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

WE ARE MACMILLAN. CANCER SUPPORT