



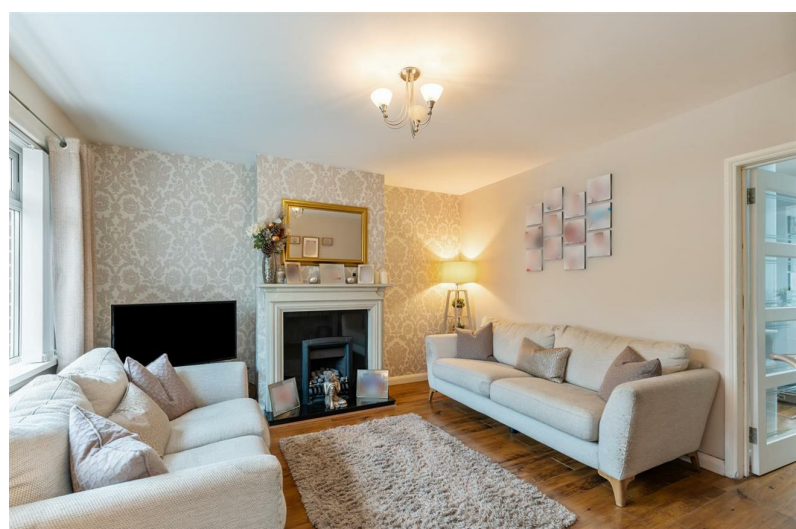
**18 Church Crescent, Newtownabbey, BT36 6ES**

- Extended, Semi Detached Home
- Sun Lounge
- Deluxe, Fully Tiled Bathroom
- Gas Heating; PVC Double Glazing
- Rear Garden

- Three Bedroom; Three Reception
- Modern Fitted Kitchen
- Large, Floored Roof Space
- Generous Sized Private Driveway
- Immaculately Presented Throughout

**Offers Over £189,950**

**EPC Rating C**





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door with matching side screen and fanlight over. Tiled floor. Glass panelled door with matching side screen leading to new room.

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to new room.

#### LOUNGE 13'9" x 12'11"

Granite fireplace with matching hearth and contrasting surround. Wood laminate floor covering. Glass panelled door leading to new room.

#### DINING ROOM 10'2" x 9'10" plus reses

Wood laminate floor covering. Open arch to sun lounge. Open arch to kitchen. Built in store.



### **SUN LOUNGE 11'8" x 9'8"**

Vaulted ceiling. Wood laminate floor covering. Dual aspect windows. PVC double glazed French doors leading to rear garden.

### **KITCHEN 9'7" x 6'7"**

Modern fitted white high gloss kitchen with range of high and low level storage units with contrasting steel effect melamine work surface. Inlead stainless steel sink unit. Integrated gas hob with glass splashback and extractor hood over. Integrated oven, microwave oven, fridge freezer and dishwasher. Upstands to walls to match worktop. Tiled floor. Gas fired central heating boiler (housed within matching unit).

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1 13'1" x 9'6"**

Wood laminate floor covering.

### **BEDROOM 2 10'1" x 10'0"**

Wood laminate floor covering.

### **BEDROOM 3 9'11" x 7'4" (wps)**

Wood laminate floor covering. Fixed stairwell to floored roof space.

### **DELUXE FULLY TILED BATHROOM**

Contemporary white three piece suite comprising panelled bath, floating vanity unit and WC. Thermostat control main shower unit with drench shower head. Chrome towel radiator.

### **FLOORED ROOF SPACE 17'4" x 16'7" (wps)**

Wood laminate floor covering. Power, light, double radiator, windows, and access to under eaves storage.

### **EXTERNAL**

Double gates leading to generous sized private driveway area finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn and paved patio area.

Outside tap.

## **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.





**Immaculately presented, three bedroom/three reception, semi detached home, with floored roof space, conveniently situated off Church Crescent, Newtownabbey.**

**The property comprises entrance porch, entrance hall, lounge, dining room, sun lounge, kitchen, three bedrooms, deluxe fully tiled bathroom, and large, floored roof space (with power, lights, windows, floor covering and radiator).**

**Externally, the property enjoys generous sized private driveway area, finished in tarmac, and rear garden, finished in lawn and paved patio area.**

**Other attributes include gas heating and PVC double glazing.**

**Early viewing highly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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