



41 The Beeches, Hightown Road, Newtownabbey, BT36 7DL

- Immaculately Presented Semi D
- Kitchen With Informal Dining Area
- Sun Lounge
- Gas Heating; PVC Double Glazing
- Fully Enclosed, Landscaped Rear Garden
- Three Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Family Bathroom; En Suite Shower Room
- Private Driveway
- Convenient Location

Offers Over £234,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hard wood double glazed front door with matching side screens.
Timber flooring. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC.
Splashback tiling to sink. Tiled floor.

LOUNGE 17'3" x 11'5" (wps)

Box bay window to front elevation. Cast iron wood burning stove on
slate hearth. Timber flooring.



KITCHEN WITH INFORMAL DINING AREA 12'7" x 12'1"

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Matching breakfast bar unit. Colour coded sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Twin glass fronted display cabinets. Tiled splashback and melamine upstands to walls. Wood laminate floor covering.

UTILITY ROOM 7'9" x 5'1"

Range of fitted storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for under counter fridge/freezer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls.

SUN LOUNGE 16'1" x 8'4"

Wood laminate floor covering. Timber clad feature wall. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'1" x 10'7" (wps)

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower.

BEDROOM 2 11'5" x 10'7"

BEDROOM 3 8'9" x 7'5" (wps)

FULLY TILED FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit with drench shower head.

EXTERNAL

Low maintenance front garden finished in decorative stone and paved entrance path.

Entrance porch area.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area and decorative stone.

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.

Immaculately presented, spacious, three bedroom/two+ reception, semi detached home, occupying a prime site within the popular and conveniently positioned The Beeches development, Hightown Road, Glengormley, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, bay-fronted lounge, kitchen with informal dining area, utility room, sun lounge, three well-proportioned bedrooms, to include principal en suite, and separate fully tiled family bathroom, with white, four piece suite.

Externally, the property enjoys private driveway, and fully enclosed, landscaped rear garden, finished mainly in lawn, paved patio area, and decorative stone.

Other attributes include gas heating and PVC double glazing.

Early interest recommended.



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

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