COLIN GRAHAM RESIDENTIAL

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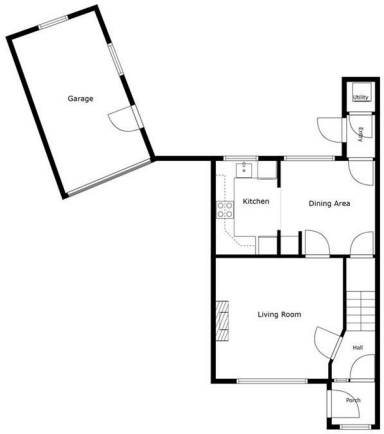
14 Church Park, Newtownabbey, BT36 6ER

- Immaculately Presented Semi D
- Modern Fitted Kitchen
- Gas Heating
- Generous Sized Private Driveway
- Fully Enclosed Rear Garden
- Three Bedroom; Two Reception
- Deluxe Bathroom; White Suite
- PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £189,950

EPC Rating





Floorplan Is For Illustrative Purposes Only And Is Not To Scale

14 Church Park, Newtownabbey, BT36 6ER





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

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

ENTRANCE HALL

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

LOUNGE 13'7" x 12'10"

Focal point fireplace. Picture window to front elevation. Wood laminate floor covering. Glass panelled door leading to:

DINING ROOM 10'0" x 9'11"

Wood laminate floor covering. Access to under stairs store. Access to separate built in store with gas fired central heating boiler. Open arch leading to:







KITCHEN 9'11" x 6'7"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven and fridge freezer. Plumbed and space for dishwasher. Splashback tiling to walls. Wood laminate floor covering.

REAR HALL

Access to utility store. Plumbed for automatic washing machine. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'3" x 9'6"

BEDROOM 2 10'4" x 10'0"

View towards Belfast Lough.

BEDROOM 3 10'3" x 7'3" (wps)

Built in wardrobe/store.

DELUXE FAMILY BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Part tiled, part panelled walls.

EXTERNAL

Generous sized, paved private driveway area.
Front garden finished in decorative stone.
External lighting.
Fully enclosed rear garden finished in lawn, patio area and timber decking.
Outside tap.

MATCHING DETACHED GARAGE 17'3" x 9'5"

Up and over door. Separate service door to rear garden. Light.

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.



Immaculately presented, three bedroom/two reception, semi detached home with matching detached garage, situated within the popular and conveniently positioned Church area of Glengormley, Newtownabbey.

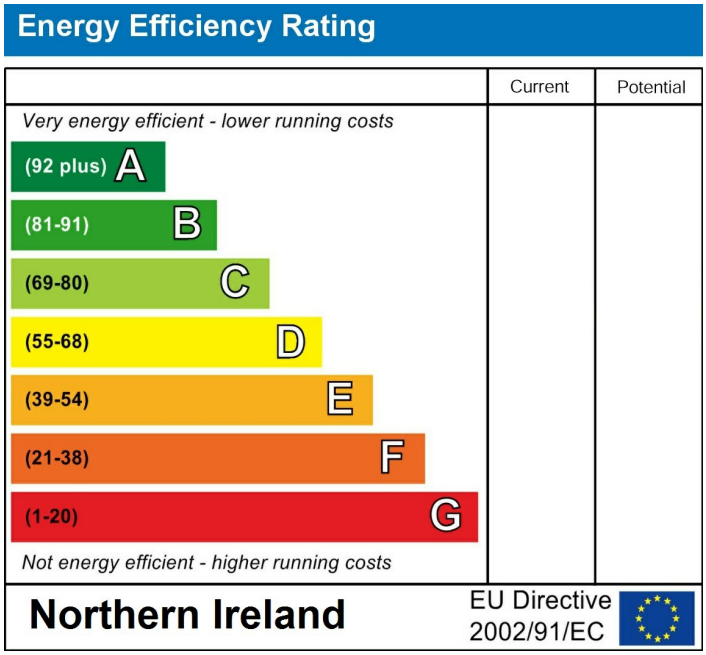
The property comprises entrance porch, entrance hall, lounge, separate dining room, open arch to modern fitted kitchen, rear porch with access to utility store, three bedrooms, and deluxe family bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys generous sized private driveway, matching detached garage, low maintenance front garden, and fully enclosed rear garden, finished mainly in lawn and timber decking.

Other attributes include gas heating and PVC double glazing.

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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