COLIN GRAHAM RESIDENTIAL

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10 Collinbridge Manor, Newtownabbey, BT36 7YR

- End Town House Property
- Bay Fronted Lounge
- Modern Fitted Kitchen
- Gas Heating; Double Glazing
- Gardens Front and Rear
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Family Bathroom; Furnished Cloakroom
- Private Driveway
- Convenient, Well Sought After Location

Offers Over £194,950

EPC Rating C





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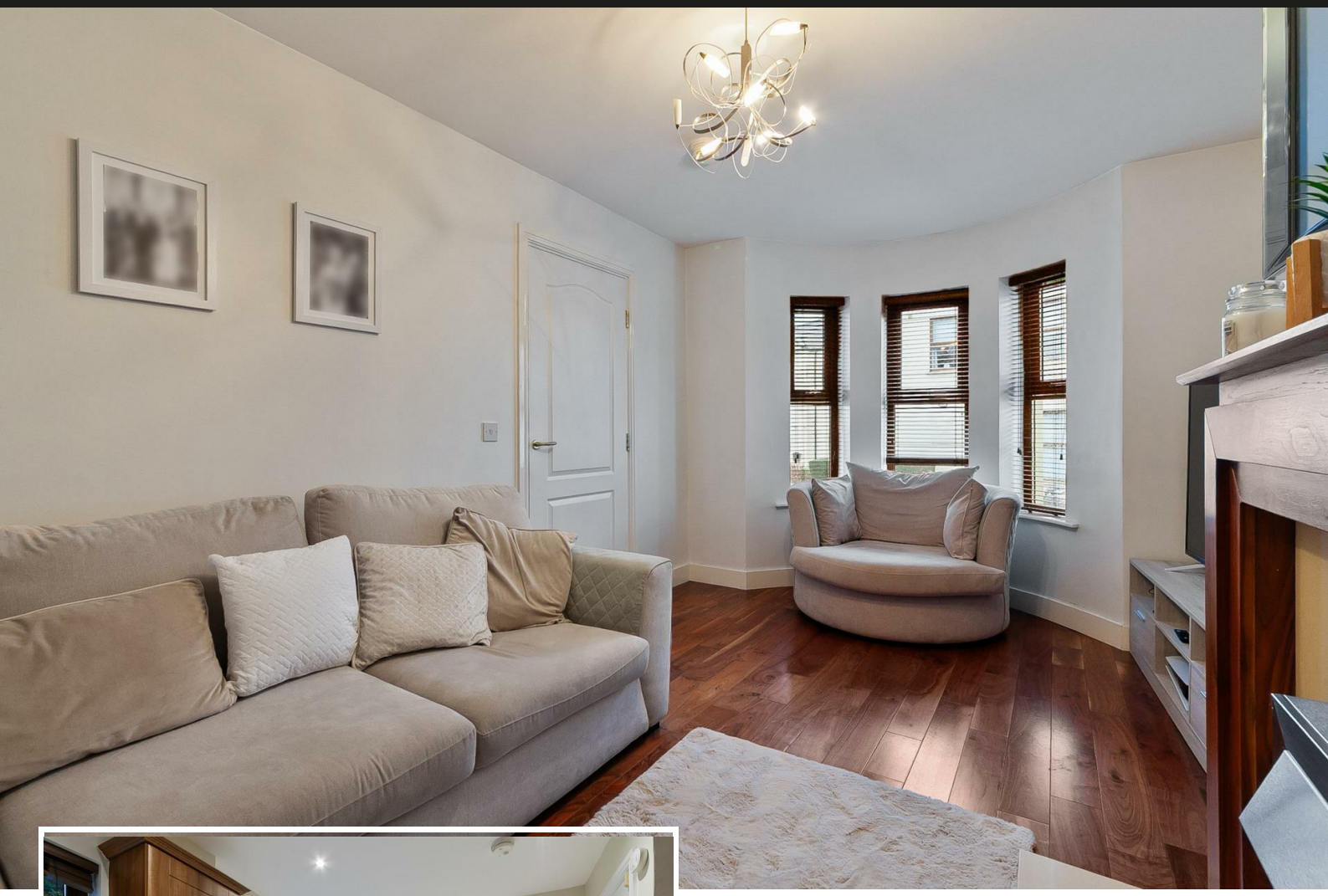




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

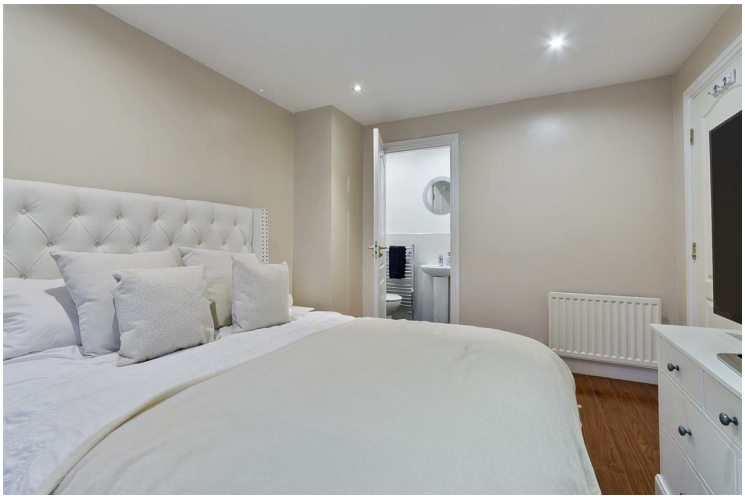
Hardwood front door with hardwood double glazed side screen and fanlight over. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Tiled feature walls. Tiled floor.

LOUNGE 16'7" x 10'1" (wps)

Bay window to front elevation. Focal point fireplace. Timber flooring.







KITCHEN THROUGH DINING ROOM 17'4" x 10'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for American style fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. Hardwood double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 13'3" x 10'2" (wps)

Bay window to front elevation. Wood laminate floor covering.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator, Half tiling to walls. Tiled floor.

BEDROOM 2 10'10" x 10'2"

Wood laminate floor covering.

BEDROOM 3 7'6" x 7'0"

Wood laminate floor covering.

FULLY TILED BATHROOM

White three piece suite comprising tiled encased bath, pedestal wash hand basin and WC.

EXTERNAL

Front garden finished in lawn, decorative stone and paving.
Private driveway finished in brick pavior.
External lighting.
Fully enclosed rear garden finished in lawn, timber decking, paving, raised flower bed, decorative stone and range of plants, trees and shrubbery.
Outside tap.

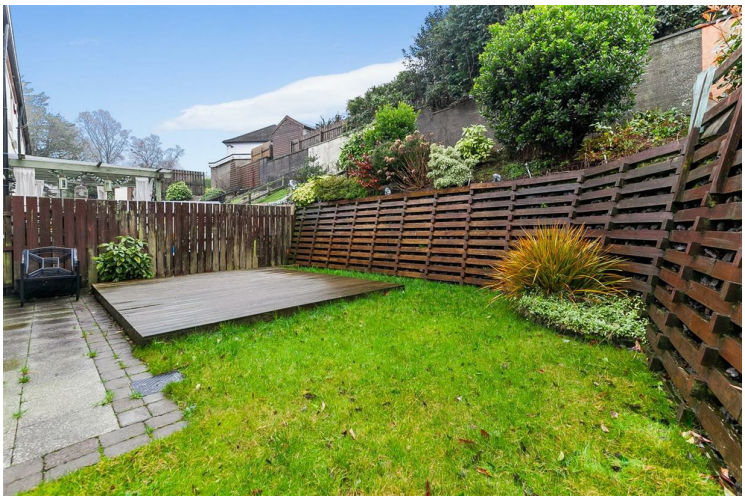
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, three bedroom, end town house property, situated within the well sought after Collinbridge area of Glengormley, Newtownabbey.

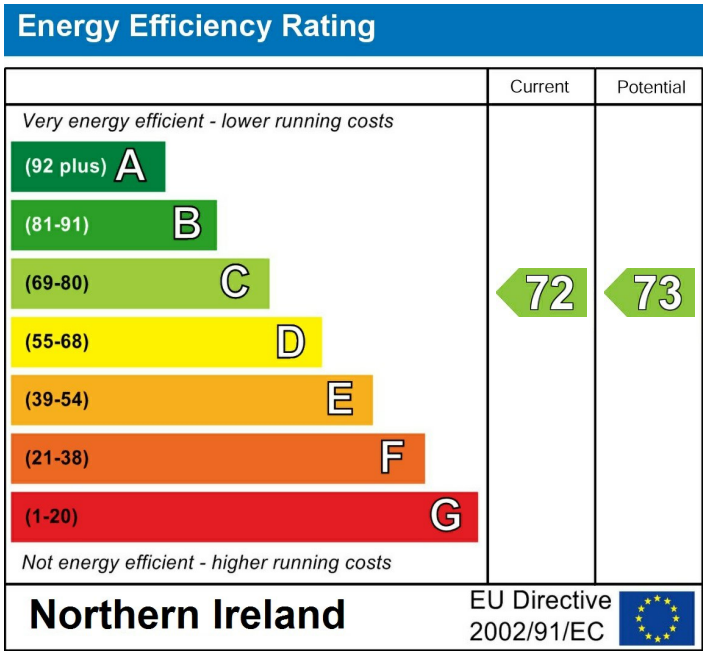
The property comprises entrance hall, furnished cloakroom, bay fronted lounge, kitchen through dining room, three bedrooms, to include principal en suite, and separate, fully tiled, family bathroom.

Externally, the property enjoys private driveway, and gardens front and rear.

Other attributes include gas heating, double glazing, and convenient location.

Early viewing 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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