

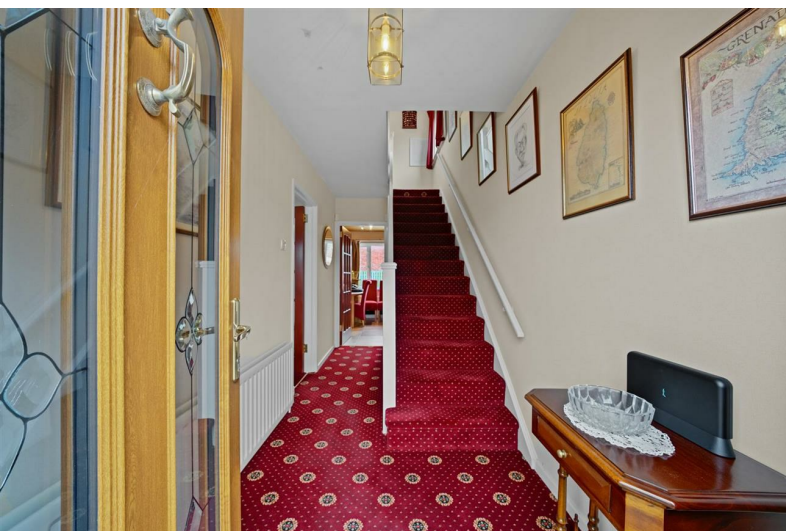


3 Sandyknowes Crescent, Newtownabbey, BT36 5DJ

- Well Presented Semi Detached Home
- Lounge
- Shower Room; White Suite
- Generous Sized Private Driveway
- Convenient Location
- Three Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Ideal First Time Buy/Buy To Let

Offers Over £179,950

EPC Rating D



3 Sandyknowes Crescent, Newtownabbey, BT36 5DJ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Stairwell to first floor. Glass panelled doors leading to lounge and kitchen.

LOUNGE 14'3" x 10'11"

Focal point fireplace. Picture window to front elevation.

KITCHEN THROUGH DINING ROOM 17'4" x 9'10"

Fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Colour coded sink unit. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Access to under stairs store. PVC double glazed door leading to rear garden.

FIRST FLOOR



LANDING

Access to roof space.

BEDROOM 1 13'7" x 10'11" (wps)

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 2 10'11" x 10'0"

BEDROOM 3 9'5" x 8'0" (wps)

Built in wardrobe. Access to hot press.

FULLY TILED SHOWER ROOM

White, three piece suite comprising shower enclosure, vanity unit and WC. Thermostat controlled main shower unit. Towel radiator.

EXTERNAL

Double gates leading to generous sized private driveway area finished in pavior effect concrete.

Front garden finished in lawn.

External lighting.

PVC fascia.

Fully enclosed low maintenance rear garden finished in pavior effect concrete.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

Timber shed.

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.





**COLIN
GRAHAM
RESIDENTIAL**
...WE SELL HOUSES

Well presented, three bedroom, semi detached home, situated within the conveniently positioned and popular Sandyknowes area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, three bedrooms, and fully tiled shower room, with white, three piece suite.

Externally, the property enjoys generous sized private driveway (gated), front garden finished in lawn, and fully enclosed, low maintenance rear garden finished in pavior effect concrete.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest recommended.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Northern Ireland	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 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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

