COLIN GRAHAM RESIDENTIAL

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2 Christine Park, Newtownabbey, BT36 6TD

- Immaculately Presented, Refurbished, Detached Home
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Side and Rear Gardens
- Three Bedroom; Two Reception
- Separate Dining Room
- Deluxe Bathroom; Furnished Cloakroom
- Private Driveway; Garage
- Convenient Location

Offers Over £219,950

EPC Rating C

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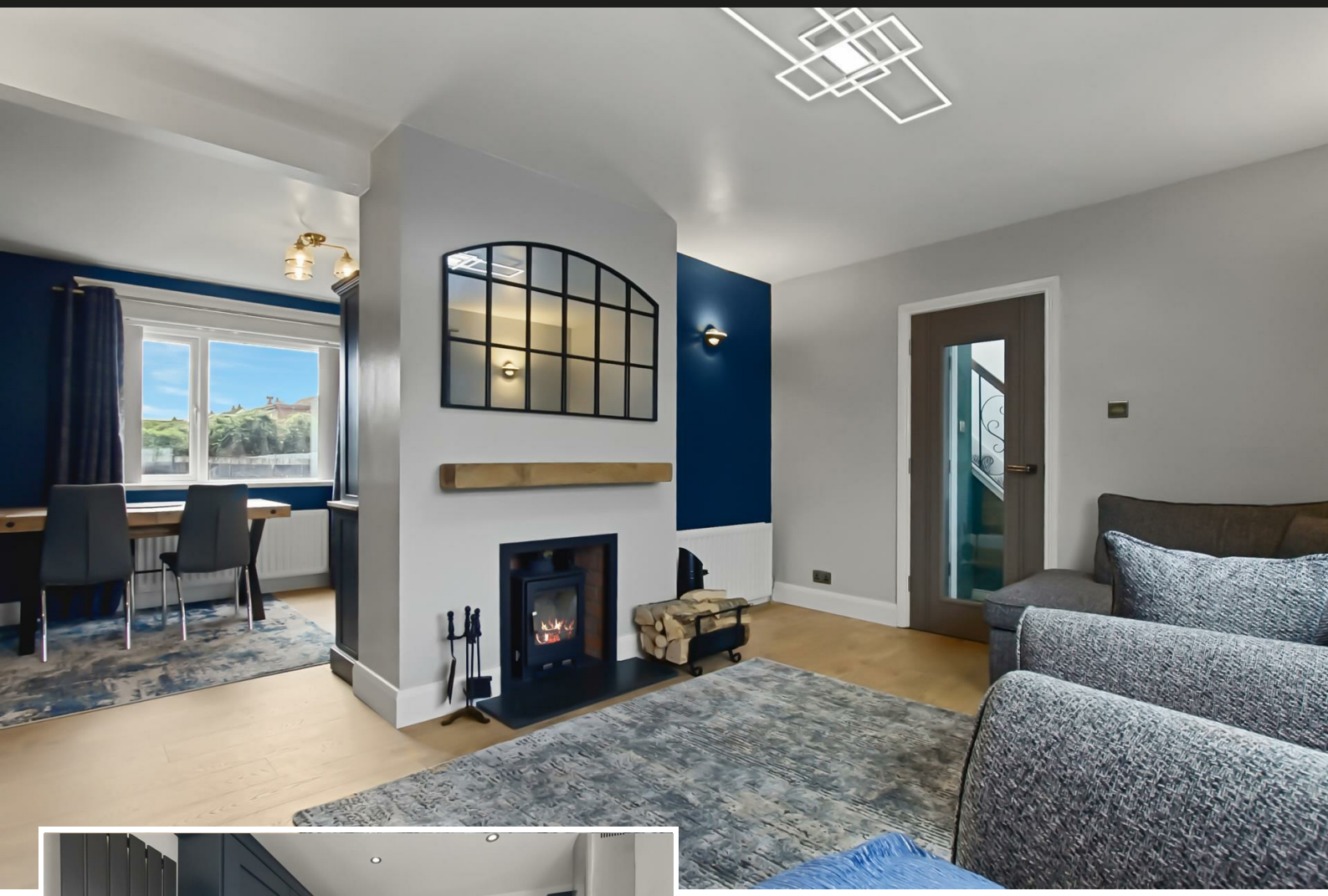
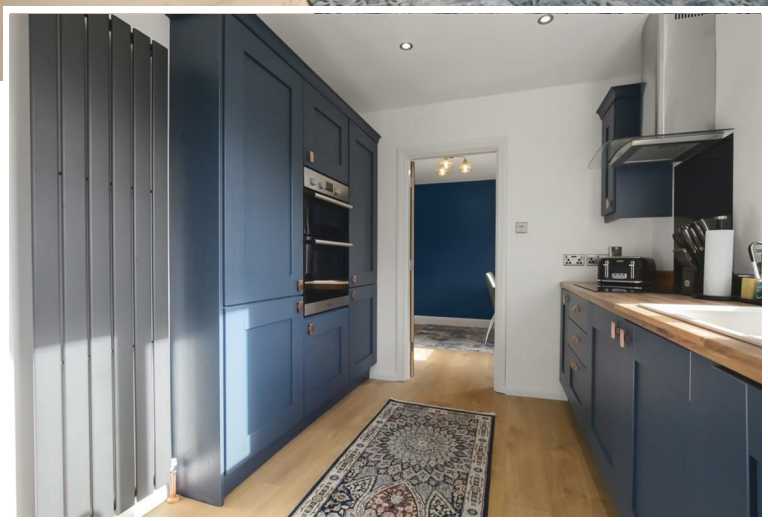




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Glass panelled door leading to lounge.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and concealed cistern WC. Tiled floor.

LOUNGE 14'0" x 11'1"

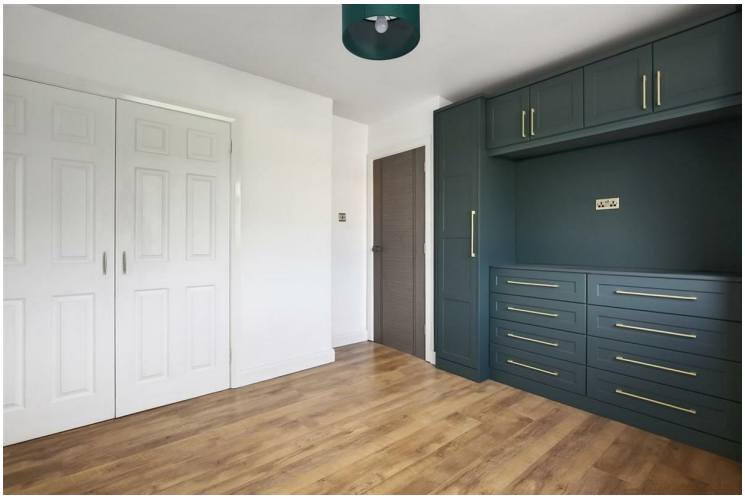
Brick inglenook recess with cast iron wood burning stove on slate hearth. Picture window to front elevation. Timber clad feature wall. Wood laminate floor covering. Open arch leading to:

DINING ROOM 9'3" x 9'2"

Wood laminate floor covering. Glass panelled door leading to:

KITCHEN 11'3" x 7'10"

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Colour coded sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and extractor hood over. Integrated double oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Upstands to wall to match worktop. Access to under stairs store. Wood laminate floor covering. PVC double glazed door leading to rear garden and garage.



FIRST FLOOR

LANDING
Access to partially floored roof space with gas fired central heating boiler.

BEDROOM 1 11'7" x 11'1"
Range of fitted wardrobes and storage units. Separate built in wardrobe/store. Wood laminate floor covering.

BEDROOM 2 9'6" x 9'5"
Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 3 9'3" x 7'8" (wps)
Built in wardrobe/store. Wood laminate floor covering.

DELUXE FAMILY BATHROOM
Contemporary, white four piece suite comprising central mounted panelled bath, separate oversized, panelled shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled main shower unit with drench shower head. Splashback tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL
Generous sized private driveway finished in tarmac.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Side garden finished mainly in lawn.
Fully enclosed rear garden finished in lawn and tarmac.
Outside tap.

GARAGE approx. 13'8" x 8'8"

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.

[redacted]

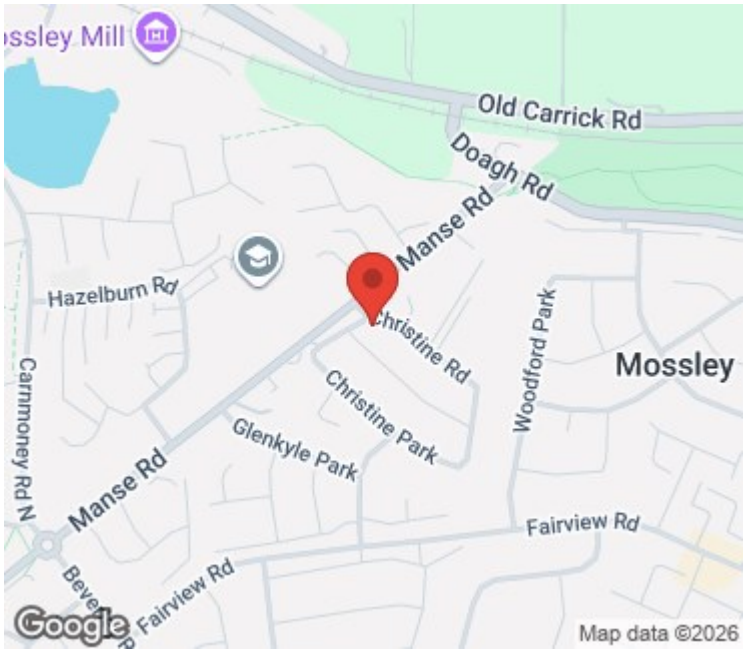
Immaculately presented, refurbished, three bedroom/two reception, detached home with garage, conveniently situated off Manse Road, Newtownabbey.

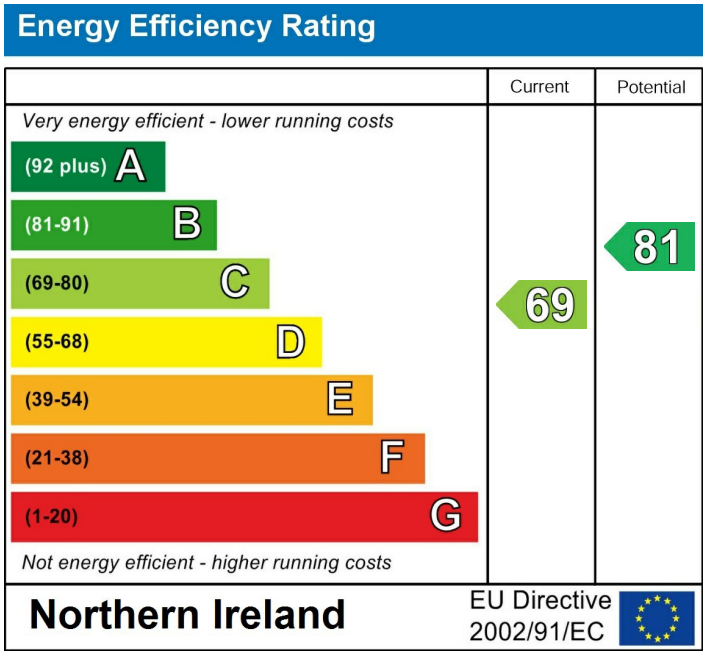
The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, dining room, separate modern fitted kitchen, three bedrooms, and deluxe bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys private driveway finished in tarmac, garage, side garden, and fully enclosed rear garden.

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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