COLIN GRAHAM RESIDENTIAL

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1 Northview Manor, Newtownabbey, BT36 7RT

- Semi Detached Villa
- Lounge Through Dining Room
- Deluxe Bathroom With Five Piece Suite
- Utility Room; Furnished Cloakroom
- Views Towards Belfast Lough, Co. Down, Belfast Harbour & Knockagh
- Four Bedrooms; Two With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Parking; Fully Enclosed Gardens
- Convenient Location; Immaculately Presented

Offers Over £249,950

EPC Rating C

1 Northview Manor, Newtownabbey, BT36 7RT

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with PVC double glazed side screens. Tiled floor. Stairwells to lower ground floor and first floor.

CLOAKROOM

Tiled floor.

FULLY TILED FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Chrome towel radiator.

LOUNGE THROUGH DINING ROOM 20'8" x 15'9" (wps)

Bay window to rear elevation. Elevated views towards Belfast Lough, County Down, Belfast Harbour and Knockagh. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 13'4" x 11'3" (wps)

Modern fitted high gloss kitchen with range of high and low level storage units with solid quartz work surface. Inlaid stainless steel sink unit. Fitted breakfast bar area. Integrated touch screen ceramic hob with solid quartz splash back and stainless steel extractor hood over. Integrated oven and fridge freezer. Space and plumbed for dishwasher. Gas fired central heating boiler (housed within matching unit). Glass fronted display cabinets. Solid quartz upstands to walls. Bay window to front elevation Enjoying views towards Cave Hill. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 15'3" x 13'2" (wps)

Bay window to rear elevation enjoying elevated views towards Belfast Lough, County Down, Belfast Harbour and Knockagh.

WALK IN WARDROBE

DELUXE FULLY TILED EN SUITE BATHROOM

Contemporary, white three piece suite comprising tile encased Jacuzzi style bath, wash hand basin and WC. Thermostat controlled mains shower unit.

GUEST SUITE 13'3" x 11'0"

Twin windows to front elevation enjoying views towards Cave Hill.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

LOWER GROUND FLOOR

HALLWAY

Tiled floor. Access to under stairs store. Composite double glazed door to rear garden.

BEDROOM 3 12'11" x 9'5"

Views towards Knockagh. Tiled floor. Currently utilised as dining room.

BEDROOM 4 13'1" x 9'4"

Views towards Belfast Lough, County Down, Belfast Harbour and Knockagh. Tiled floor. PVC double glazed sliding patio door to rear garden. Currently utilised as family room.

DELUXE BATHROOM

Contemporary, white five piece suite comprising tile encased whirlpool style bath, separate fully tiled shower enclosure, twin vanity units and WC. Thermostat controlled mains shower unit. Splash back tiling to walls over bath. Tiled floor.

UTILITY ROOM 9'11" x 6'7"

Range of high gloss high and low level storage units with granite effect melamine work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. Views towards Belfast Lough, County Down, Belfast Harbour and Knockagh.

EXTERNAL

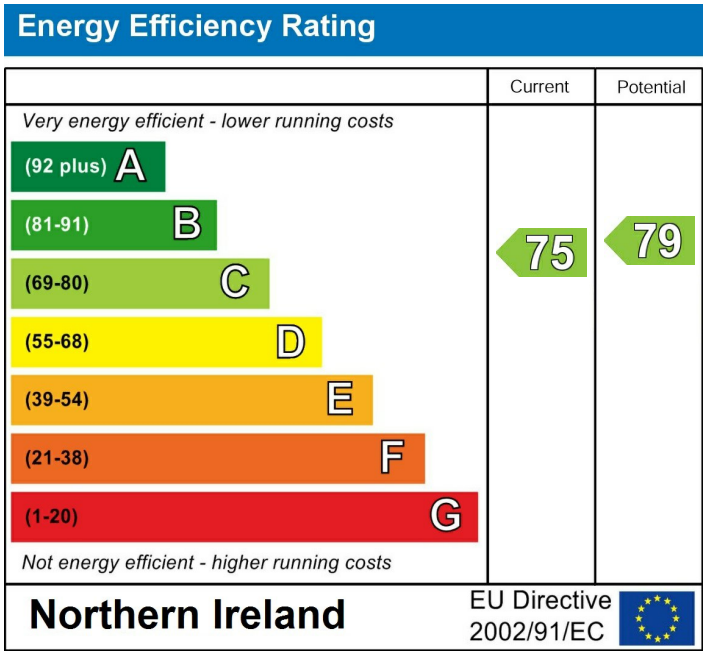
Fully enclosed side and rear gardens finished in lawn and timber decking.
Elevated views towards Belfast Lough, County Down, Belfast Harbour and Knockagh.
External lighting.
PVC soffits, fascia and rainwater goods.
Bin area finished in decorative stone.
Communal parking area finished in tarmac.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

[redacted]

Immaculately presented, four bedroom, semi detached villa with fully enclosed side and rear gardens, occupying a prime site enjoying elevated views towards Belfast Lough, County Down, Belfast Harbour and Knockagh, conveniently located within the popular Northview Manor development, Antrim Road, Newtownabbey. The property comprises entrance hall with cloakroom, fully tiled furnished cloakroom, lounge through dining room, modern fitted kitchen with informal dining area, separate utility room, four well proportioned bedrooms, to include principal bedroom with walk in wardrobe and deluxe en suite bathroom and guest suite with deluxe, fully tiled en suite shower room, and deluxe bathroom with contemporary, white five piece suite. Externally the property enjoys communal parking area finished in tarmac and fully enclosed side and rear gardens finished in lawn and timber decking. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



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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