



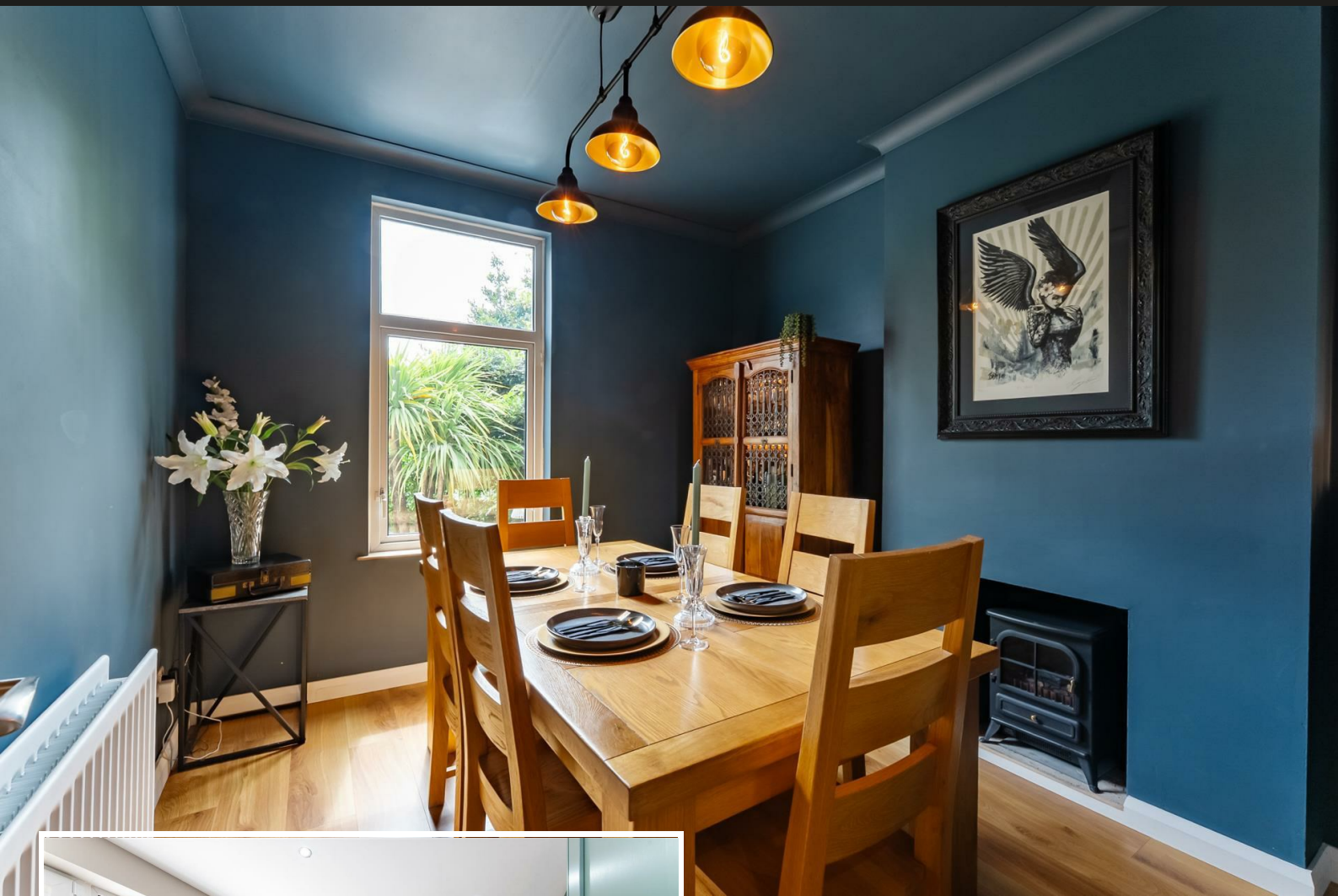
9 Inniscoole Park, Newtownabbey, BT36 6JD

- Immaculately Presented, Extended, Detached Home
- Four Bed; One+ Reception / Three Bed; Two+ Reception
- Twin, Deluxe Shower Rooms
- Private Driveway; Detached Garage & Utility Room
- Gardens Front and Rear
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Mature, Private Site
- Convenient Location

Offers Over £249,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 14'0" x 11'9"

Dual aspect windows. Feature height ceiling with coricing. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 13'6" x 8'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with extractor hood over. Integrated oven. Fitted breakfast bar unit. Integrated fridge freezer. Plumbed and space for dishwasher. Twin glass fronted display cabinets. Splashback tiling to walls. Gas fired central heating boiler (housed within matching unit). PVC double glazed door leading to rear garden.



BEDROOM 4 / RECEPTION 2 11'5" x 9'9"

Feature height ceiling with cornicing. Wood laminate floor covering.

BEDROOM 3 9'6" x 8'9"

Built in double wardrobe.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Towel radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'8" x 11'9"

Dual aspect windows. Vaulted ceiling.

BEDROOM 2 13'8" x 9'10"

Dual aspect windows. Vaulted ceiling.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Towel radiator.

EXTERNAL

Double gates leading to generous sized private driveway finished in brick pavior and paving.

Double gates leading to further driveway area and garage.

Front garden finished in lawn, decorative stone, tree bark and range of mature plants, trees and shrubbery.

External lighting.

PVC fascia and rainwater goods.

Electric car charging point.

External power points.

Fully enclosed, low maintenance paved rear garden.

Outside hot and cold taps.

MATCHING DETACHED GARAGE 13'9" x 12'7"

PVC coated roller shutter door. Power and light.

ATTACHED UTILITY ROOM 13'7" x 6'10"

Fitted storage units with work surface area. Stainless steel sink unit.

Plumbed and space for washing machine. Power and light.

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.





COLIN GRAHAM RESIDENTIAL

...WE SELL HOUSES

Immaculately presented, extended, detached home, with detached garage, occupying a private, mature site, off Inniscoole Park, Newtownabbey.

The property offers adaptable accommodation and comprises entrance, lounge, dining room/bedroom four, kitchen with informal dining area, three further bedrooms, and two separate deluxe shower rooms, each fitted with contemporary, white, three piece suites.

Externally, the property enjoys private driveway driveway, detached garage with attached utility room, front garden, finished in lawn and wide array of mature plants, trees and shrubbery, and low maintenance, paved rear garden.

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

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	62	
(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

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