COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

21 Manse Road, Newtownabbey, BT36 6RN

- Immaculately Presented, Extended, Detached
- Kitchen With Informal Dining Area
- Matching Utility Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Four Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Deluxe Bathroom; En Suite
- Generous Sized Private Driveway
- Convenient Location

Offers Over £249,950

EPC Rating C

21 Manse Road, Newtownabbey, BT36 6RN

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with PVC double glazed side screens. Access to cloakroom. Access to roof space.

LOUNGE 19'5" x 12'2"

Contemporary focal point fireplace. Dual aspect windows. Picture window to front elevation.

DINING ROOM 16'6" x 8'5"

Tiled floor. PVC double glazed French doors leading to rear garden.

KITCHEN WITH INFORMAL DINING AREA 15'7" x 11'0"

Luxury fitted kitchen with comprehensive range of high and low level storage units, with contrasting quartz worktop and matching breakfast bar area. Inlaid stainless steel sink unit. Integrated touch screen induction hob with extractor hood over. Integrated double oven and warming trays. Quartz upstands and splashback to walls. Dual aspect windows. Tiled floor.

UTILITY ROOM 9'9" x 5'4"

Fitted storage units with contrasting quartz worktop. Inlaid stainless steel sink unit. Integrated larder fridge. Separate integrated larder freezer. Plumbed and space for washing machine. Plumbed and space for dishwasher. Space for tumble dryer. Quartz upstand to wall. Tiled floor.

PRINCIPAL BEDROOM 13'6" x 9'11"

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator. Illuminated mirror over sink.

BEDROOM 2 11'3" x 9'11"

BEDROOM 3 9'8" x 7'11"

BEDROOM 4 11'3" x 6'5"

Built in store with gas fired central heating boiler.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower with drench shower head and glass shower screen over bath. Chrome towel radiator. Illuminated mirror over sink.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished with range of plants, trees and shrubbery.
Brick pavior entrance steps.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paving and range of trees and shrubs.
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.

[redacted]

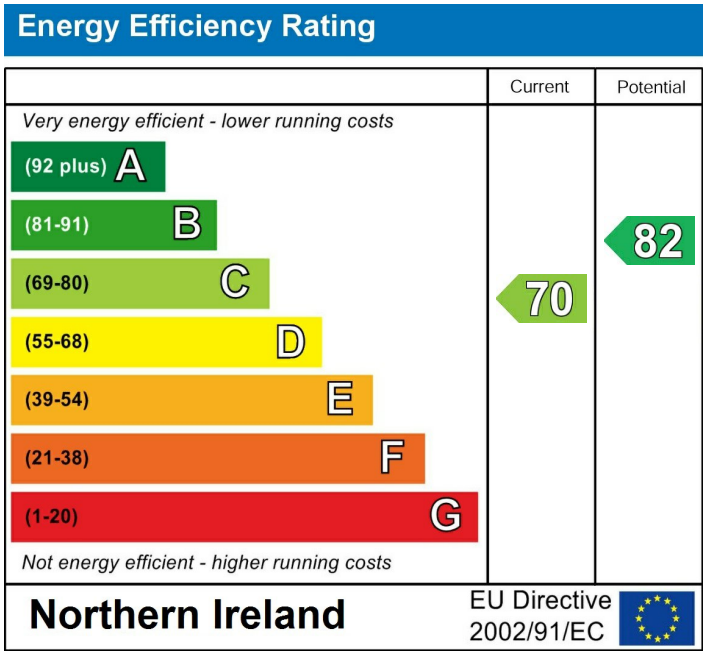
Immaculately presented, extended, four bedroom/two+ reception, detached bungalow, conveniently situated on Manse Road, Newtownabbey.

The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, luxury fitted kitchen, utility room, four bedrooms, to include principal en suite, and separate, deluxe, fully tiled, family bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys generous sized private driveway, finished in tarmac, and fully enclosed rear garden, finished mainly in lawn.

Other attributes include gas heating and PVC double glazing.

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

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted The Negotiator Awards 2018
Shortlisted The Negotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
The Negotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT