COLIN GRAHAM RESIDENTIAL

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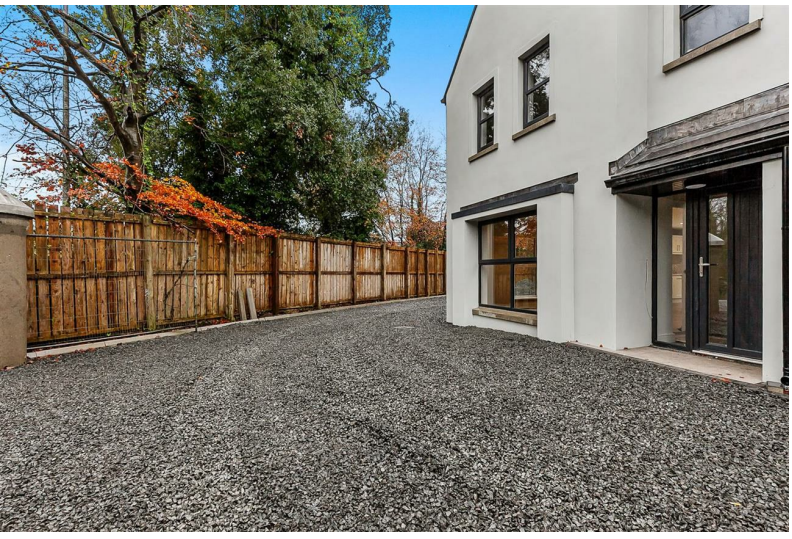


Site 1, The Old Gate Lodge, 62 Manse Road, Newtownabbey, BT36 6XR

- Spacious, Semi Detached, New Build Home
- Circa 1,140 Sq Ft
- Lounge; Feature Window
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Exclusive Development Of Only Two Homes
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite
- Private Driveways and Landscaping

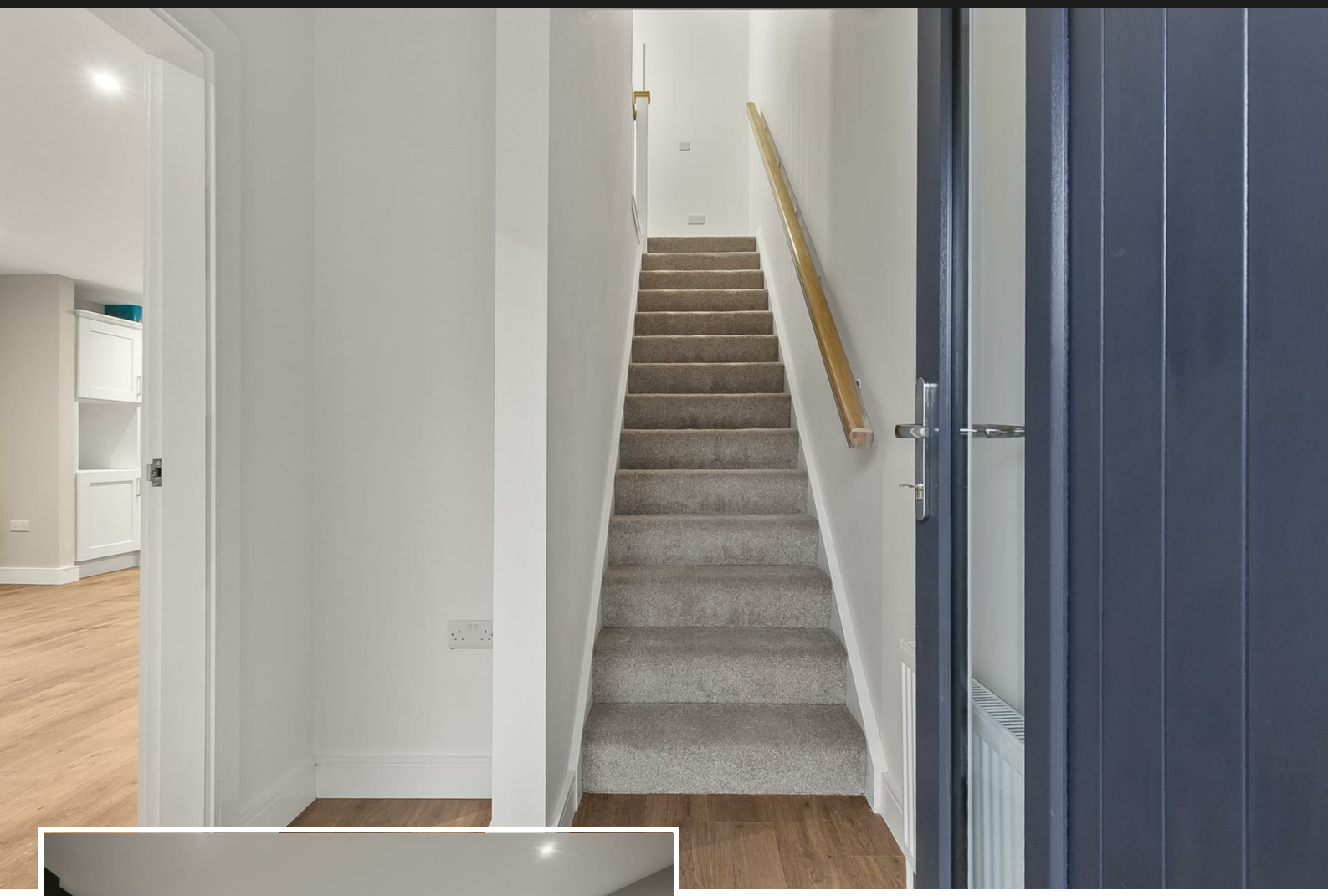
Offers Over £265,000

EPC Rating





62 Manse Road, Newtownabbey, BT36 6XR





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 16'9" x 16'4" (wps)

Dual aspect windows. Media wall with wall recessed, contemporary, electric, focal point fire. Wood laminate floor covering. Open arch leading to:

KITCHEN WITH INFORMAL DINING AREA 14'5" x 13'8"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine worktop. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel splashback and extractor hood over. Integrated oven. Upstands to walls to match worktop. Wood laminate floor covering. PVC double glazed, sliding patio door leading to rear garden.

UTILITY ROOM 8'3" x 5'8"

Range of low level fitted storage units with contrasting, granite effect, melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Upstands to walls to match worktop. Wood laminate floor covering. PVC double glazed door leading to rear garden.

FURNISHED CLOAKROOM

Contemporary, white, two piece comprising pedestal wash hand basin and WC. Wood laminate floor covering.

FIRST FLOOR







LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 13'9" x 10'4"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Tiled floor.

BEDROOM 2 13'4" x 9'0"

Dual aspect windows. Wood laminate floor covering.

BEDROOM 3 10'1" x 9'1"

Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, tiled shower enclosure, floating vanity unit and WC. Thermostat controlled shower unit with drench shower head. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway finished in stone.
Entrance porch.
External lighting.
Fully enclosed, low maintenance rear garden finished in paved patio area and tree bark.
External power points.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank.







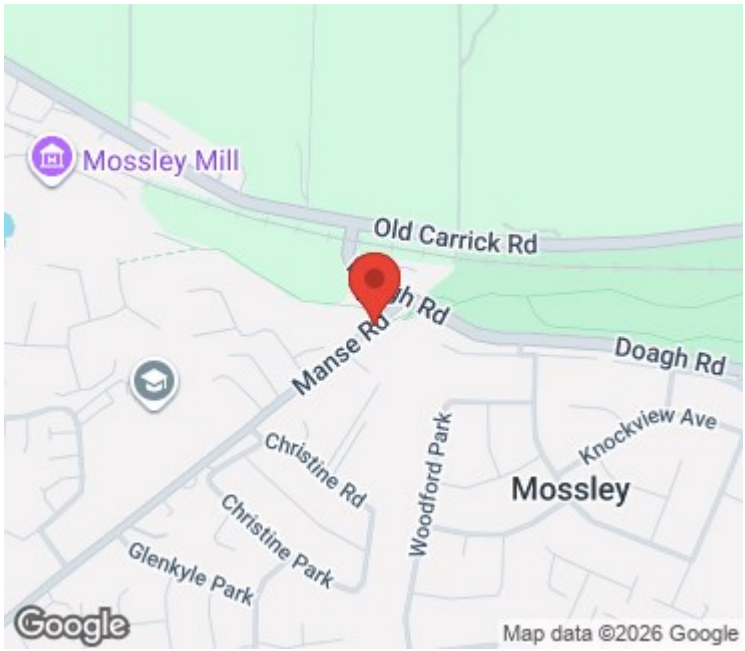
The Old Gate Lodge, an exclusive scheme of only two contemporary, full turn key semi detached homes, conveniently situated off Manse Road, Newtownabbey.

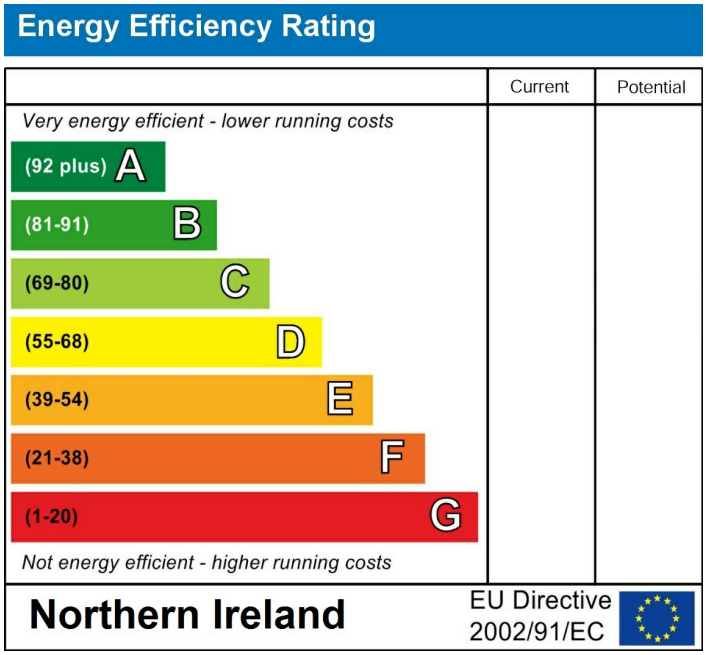
Each property extends to c.1,140 sq ft, and accommodation comprises entrance hall, lounge, kitchen with informal dining area, utility room, furnished cloakroom, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom.

Externally, the properties enjoy generous sized private driveways, finished in decorative stone, and fully enclosed rear gardens, finished in lawn and paved patio areas.

Other attributes include oil heating and PVC double glazing.

Early interest 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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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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