COLIN GRAHAM RESIDENTIAL

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6 Blackrock Boulevard, Newtownabbey, BT36 4NQ

- Georgian Style Detached Family Home
- Kitchen With Informal Dining Area
- Bathroom; En Suite Shower Room
- Generous Sized Private Driveway
- Convenient Location
- Four Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Well Sought After Development

Offers Over £295,000

EPC Rating C

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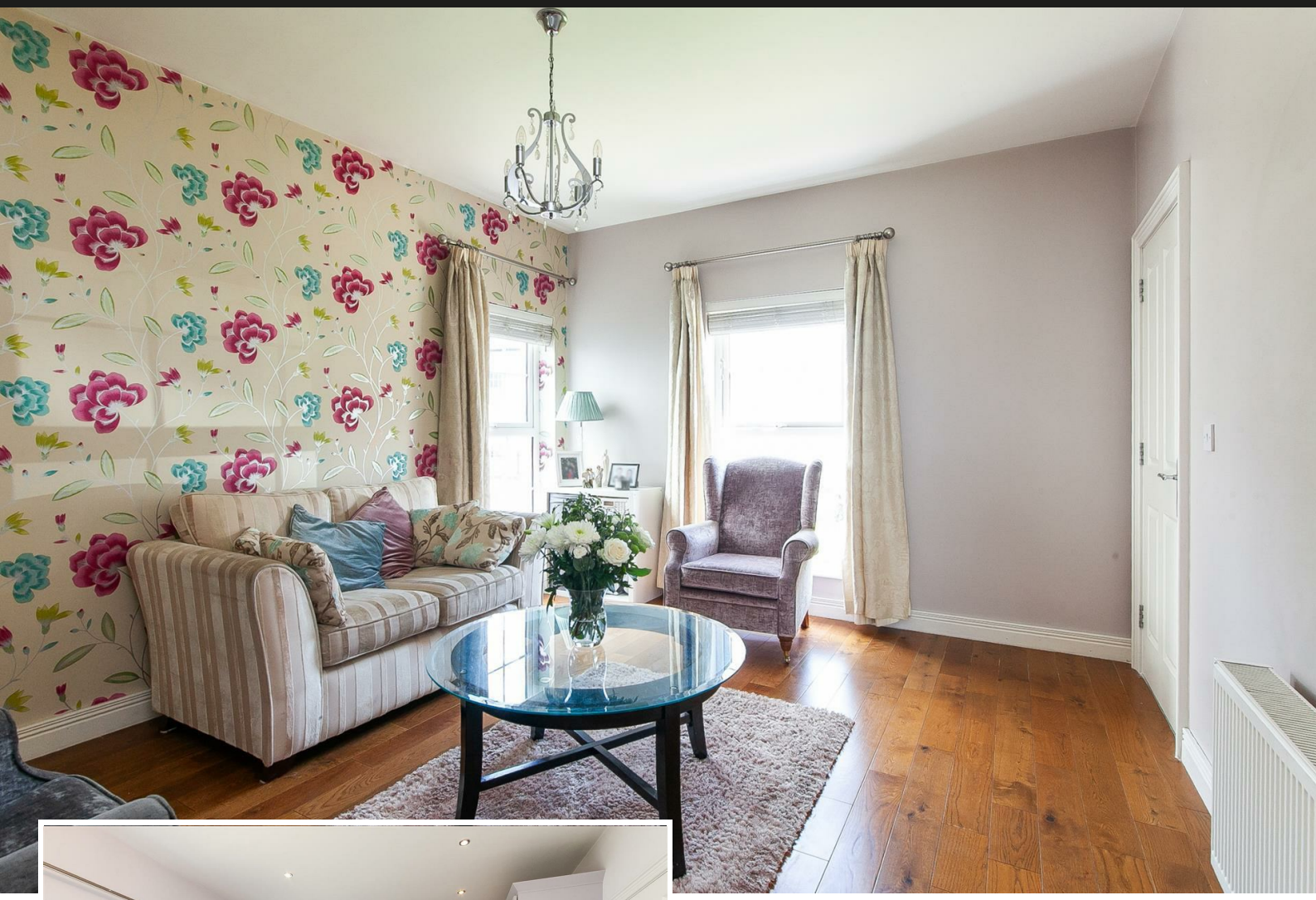
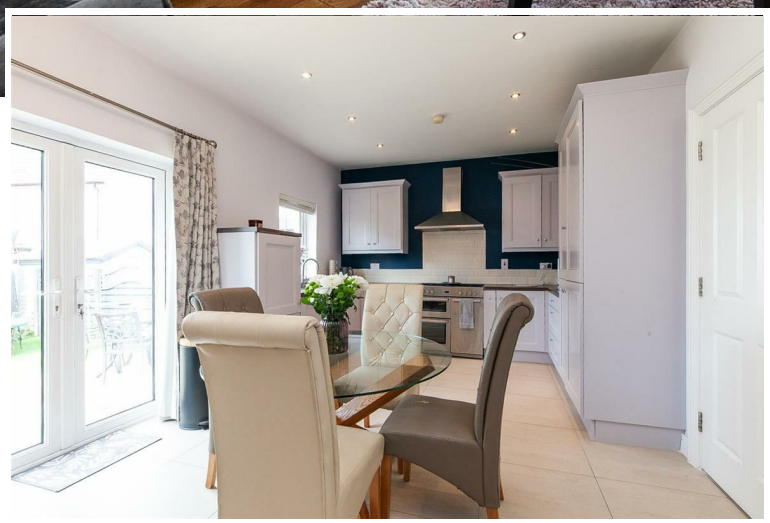




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, Georgian style, panelled front door with matching, double glazed side screens. Tiled floor. Feature height ceiling, continuing throughout property. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling over sink. Tiled floor.

LOUNGE 16'6" x 11'10"

Dual aspect windows. Stone clad, inglenook style recess with cast iron, multi fuel burning stove on tiled hearth. Timber floor.

FAMILY ROOM 14'0" x 11'10"

Dual aspect windows. Timber flooring.

KITCHEN THROUGH DINING ROOM 19'11" x 11'7" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Space for range style oven with stainless steel extractor hood over. Stainless steel 1.5 bowl sink unit with draining bay. Integrated fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 10'5" x 5'4"

Range of fitted high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. Hardwood, double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 12'9" x 11'9"

Dual aspect windows. Rural view. Range of fitted wardrobes.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 15'8" x 11'10" (wps)

Dual aspect windows.

BEDROOM 3 12'5" x 11'10" (wps)

BEDROOM 4 8'11" x 8'2"

FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Double gates leading to generous sized private driveway area finished in brick pavior.
Front garden finished in lawn, tree bark, paving and range of plants, trees and shrubbery.
External lighting.
Rear garden finished in lawn, paved patio area, tree bark and range of plants, trees and shrubbery.
Outside tap.

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]

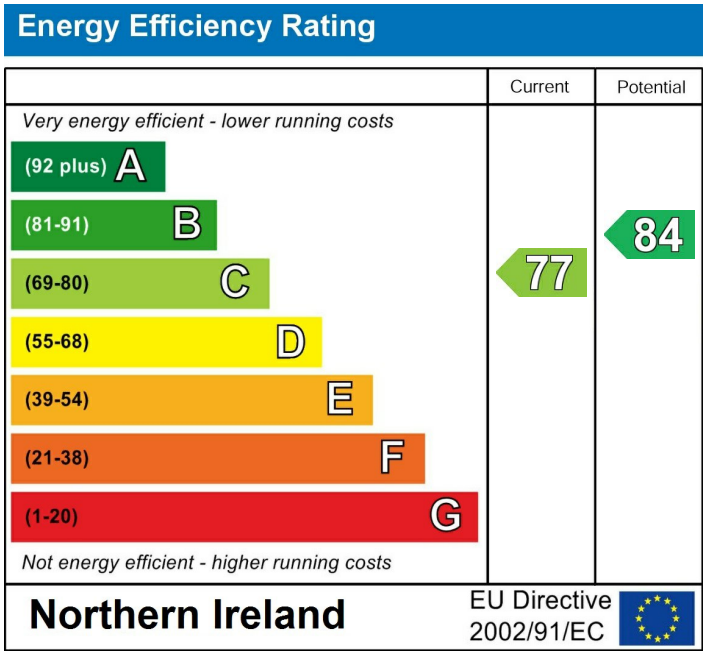
Georgian style, four bedroom/two+ reception, detached family home, situated within the well sought after and conveniently positioned, Blackrock development, Mallusk, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, family room, kitchen with informal dining area, utility room, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom, with white, four piece suite.

Externally, the property enjoys generous sized private driveway, and gardens front and rear.

Other attributes include gas heating and PVC double glazing.

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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