COLIN GRAHAM RESIDENTIAL

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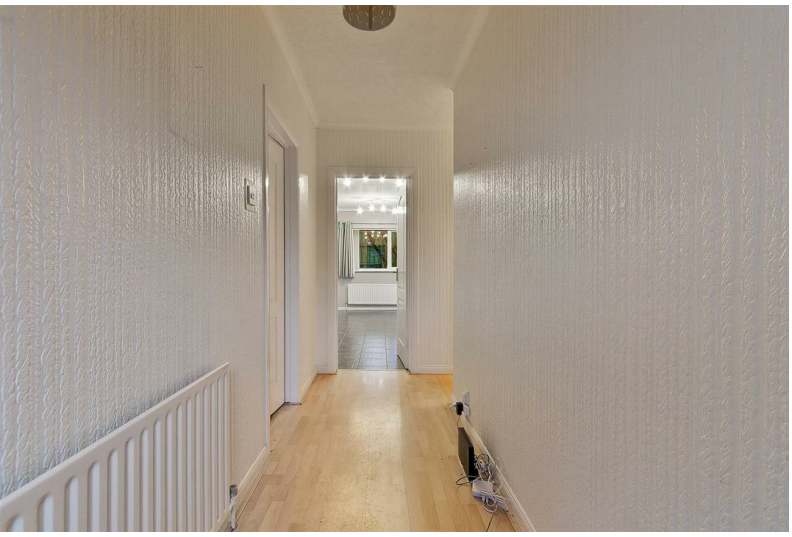
10 Archvale Drive, Newtownabbey, BT36 6LW

- Extended, Detached Bungalow
- Kitchen With Informal Dining Area
- Oil Heating
- Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two+ Reception
- Deluxe, Fully Tiled Shower Room
- PVC Double Glazing
- Attached Garage
- Convenient Location

Offers Over £209,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Access to cloakroom. Access to shelved hot press. Access to partially floored roof space via slingsby style ladder.

LOUNGE 16'11" x 11'10"

Open fire in marble fireplace with granite inset and matching hearth. Picture window to front elevation. Glass panelled French doors leading to:

DINING ROOM 17'2" x 8'5"

PVC double glazed sliding patio door to rear garden.

KITCHEN 17'3" x 10'11"

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for under counter fridge. Plumbed and space for washing machine. Splashback tiling to walls. Dual aspect windows. Tiled floor. Glass fronted display cabinets. PVC double glazed French door leading to rear garden.

BEDROOM 1 10'11" x 10'4"

BEDROOM 2 11'1" x 8'11" (wps)

Wood laminate floor covering.

BEDROOM 3 10'11" x 8'5"

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising vanity unit, shower enclosure and WC. Electric shower. Chrome towel radiator.

EXTERNAL

Double gates leading to paved private driveway area.
Tiled entrance porch.
External lighting.
Front garden finished in lawn and mature tree.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.
Outside tap.
PVC oil storage tank.

ATTACHED GARAGE 23'8" x 9'0"

Up and over door. Separate service door to rear garden.
Power, light and oil fired central heating boiler.

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]

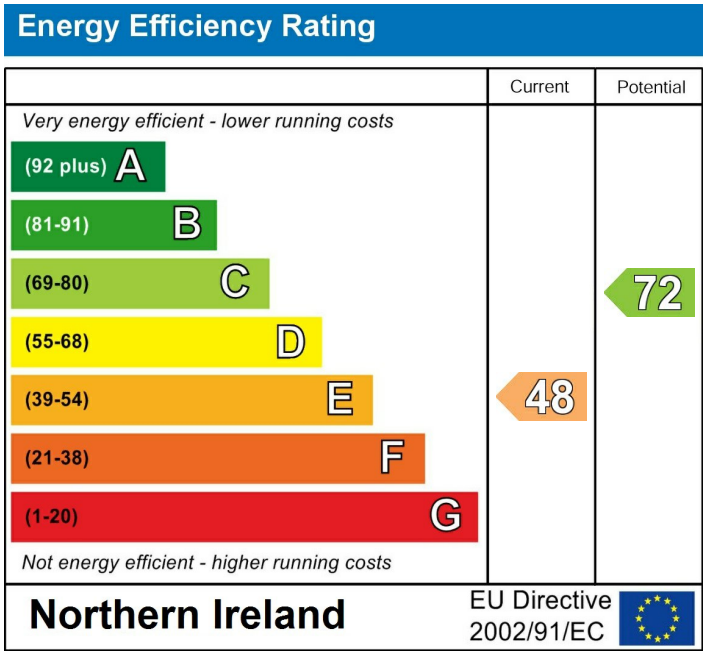
Extended, three bedroom/two+ reception, detached bungalow with attached garage, situated within the popular Archvale area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, three well-proportioned bedrooms, and deluxe, fully tiled shower room, with white, three piece suite.

Externally, the property enjoys private driveway, attached garage, and gardens front and rear.

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

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

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