COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

25 Collinward Drive, Newtownabbey, BT36 6DR

- Immaculately Presented Semi D
- Kitchen With Informal Dining Area
- Gas Heating
- Private Driveway
- Convenient Location
- Three Bedroom; Two+ Reception
- Fully Tiled Bathroom
- PVC Double Glazing
- Fully Landscaped Site
- Ideal First / Second Time Buy

Offers Over £184,950

EPC Rating D

25 Collinward Drive, Newtownabbey, BT36 6DR

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door with matching side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 13'1" x 12'8"

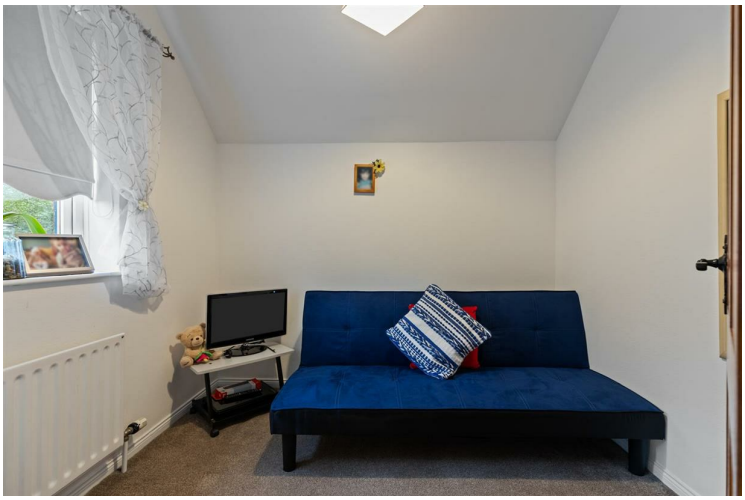
Open fire in cast iron fireplace with granite hearth and timber surround. Wood laminate floor covering. Glass panelled French doors leading to:

DINING ROOM 11'3" x 10'0"

Wood laminate floor covering. Open arch leading to:

[redacted]

[redacted]



KITCHEN WITH INFORMAL DINING AREA 10'7" x 8'6"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Matching breakfast bar unit. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for undercounter fridge and separate undercounter freezer. Space for washing machine. Glass fronted display cabinet. Fully tiled walls. Tiled floor. Hardwood double glazed door leading to rear garden. Gas fired central heating boiler (housed within matching unit).

FIRST FLOOR

LANDING

Access to partially floored roof space.

BEDROOM 1 12'8" x 11'6" (wps)

BEDROOM 2 12'8" x 11'10" (wps)

BEDROOM 3 8'2" x 6'11"

FULLY TILED BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Chrome towel radiator. Access to shelved store.

EXTERNAL

Front garden finished in artificial grass.
Private driveway finished in asphalt.
Tiled entrance canopy,
External lighting.
Double gates leading to further driveway area and rear garden.
Fully landscaped garden finished in timber decking, artificial grass, tree bark, paving and range of plants trees and shrubbery
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, three bedroom/two+ reception, semi detached home, occupying a cul-de-sac position within the popular Collinward area of Glengormley, Newtownabbey.

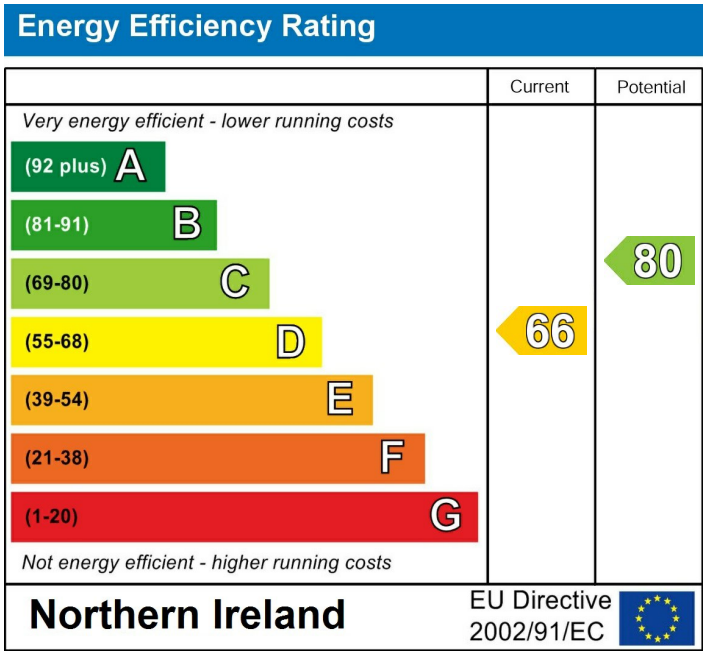
The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, three well-proportioned bedrooms, and fully tiled family bathroom.

Externally, the property enjoys private driveway, low maintenance front garden, and fully enclosed, fully landscaped rear garden.

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

Ideal first time / second time buy.

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