



5 Derry Road, Newtownabbey, BT36 7UE

- Well Presented Semi Detached Bungalow
- Lounge
- Bathroom; Three Piece Suite
- Generous Sized Private Driveway
- Mature Gardens Front & Rear
- Three Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £169,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed, front door with matching side screens. Wood laminate floor covering. Access to roof space.

#### LOUNGE 16'1" x 12'7"

Focal point fireplace. Picture window to front elevation. Fitted shelving units.

#### KITCHEN WITH INFORMAL DINING AREA 12'8" x 10'11" (wps)

Fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Built in storage units. Access to hot press. PVC double glazed door leading to rear garden.



### **BEDROOM 1 10'11" x 10'11"**

Fitted wardrobes in mirror panelled sliding doors.

### **BEDROOM 2 10'10" x 7'10" (wps)**

Built in wardrobe.

### **BEDROOM 3 8'5" x 7'11"**

### **BATHROOM**

Three piece suite comprising panelled bath, vanity unit and WC. Electric shower over bath. Fully tiled walls. Tile effect flooring.

### **EXTERNAL**

Private driveway finished in tarmac extending to rear via double gates.

Front garden finished in lawn, paved patio area and range of mature plants, trees and shrubbery.

External lighting.

Fully enclosed rear garden finished in lawn, paved patio areas, concrete, brick pavior and range of plants, trees and shrubbery.

Boiler house with oil fired central heating boiler.

Outside tap.

Enclosed service area to rear garage with PVC oil storage tank.

### **MATCHING DETACHED GARAGE approx 15'3" x 8'6"**

Up and over door. Separate service timber door. Power and light.

### **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.

### **CUSTOMER DUE DILIGENCE**

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.





Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

**Well presented, three bedroom, semi detached bungalow with matching detached garage, conveniently positioned on Derry Road, Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, three bedrooms, and bathroom, with three piece suite.**

**Externally, the property enjoys generous sized private driveway, matching detached garage, and mature gardens front and rear.**

**Other attributes include oil heating and PVC double glazing.**

**Early interest recommended.**



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>78</b> |
| (55-68) <b>D</b>                            | <b>60</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC  |           |

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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