COLIN GRAHAM RESIDENTIAL

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23 Hightown Rise, Newtownabbey, BT36 7XA

- Semi Detached Bungalow
- Lounge
- Utility Room
- Oil Heating; PVC Double Glazing
- Garage
- Three Bedroom
- Kitchen Through Dining Room
- Bathroom
- Generous Sized Private Driveway
- Fully Enclosed Rear Garden

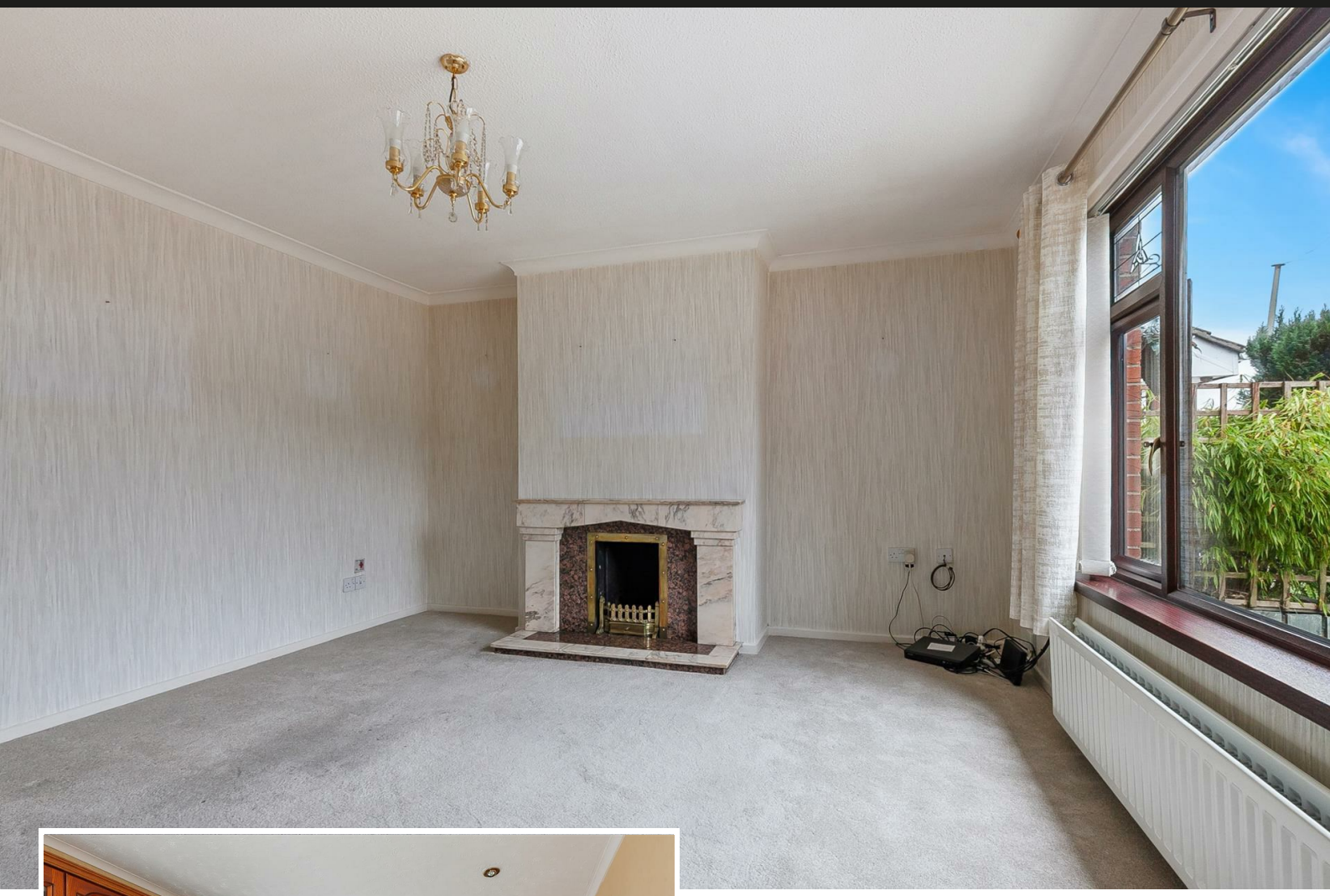
Offers Over £199,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tile effect wood laminate flooring. Access to cloakroom, hot press and partially floored roof space via slingsby style ladder.

LOUNGE 13'6" x 13'1"

Open fire in marble fireplace with granite inset and matching hearth.

KITCHEN WITH INFORMAL DINING AREA 17'5" x 9'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Space for fridge freezer. Cooker point extractor hood over. Plumbed and space for dishwasher. Twin glass fronted display cabinets. Splashback tiling to walls. Tiled floor.







UTILITY ROOM 9'6" x 4'11"

Range of fitted storage units with contrasting granite effect melamine worktop. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door leading to driveway and garden.

BEDROOM 1 16'9" x 9'11"

Range of fitted wardrobes and storage units.

BEDROOM 2 11'6" x 9'10" (wps)

BEDROOM 3 11'5" x 7'2"

Tile effect wood laminate floor covering.

FULLY TILED BATHROOM

White, three piece suite comprising panelled jacuzzi/whirlpool style bath, vanity unit and WC. Electric shower over bath. Chrome towel radiator.

EXTERNAL

Paved front garden.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Paved private driveway with double gates leading to further driveway area and rear garden finished mainly in lawn.
Oil fired central heating boiler.
Outside tap.

MATCHING DETACHED GARAGE 18'0" x 10'2" approx.

Up and over door. Separate service door.

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, occupying a cul-de-sac position within an established, well sought after development off Hightown Road, Glengormley, Newtownabbey.

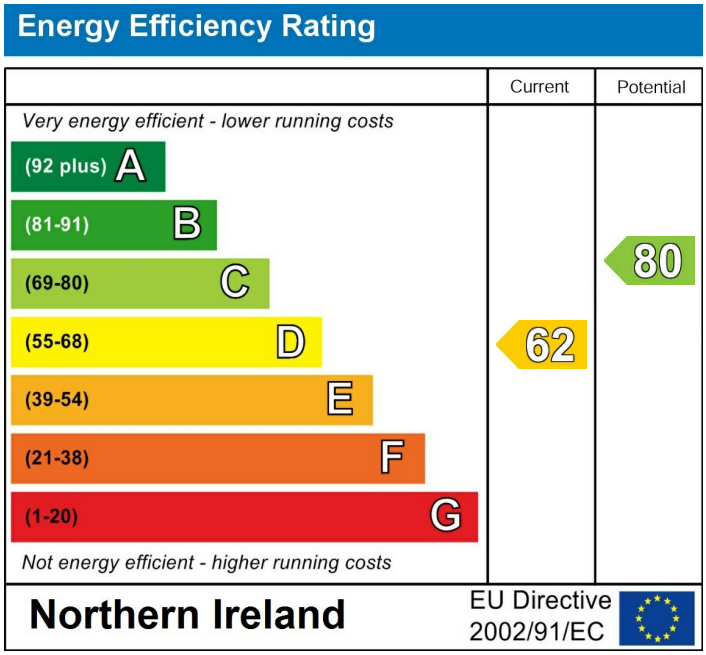
The property comprises entrance hall, lounge, kitchen through dining room, utility room, three bedrooms, and bathroom.

Externally, the property enjoys generous sized private driveway, extending to rear, matching detached garage, and fully enclosed rear garden.

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

Early interest 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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