COLIN GRAHAM RESIDENTIAL

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90 Elmfield Road, Newtownabbey, BT36 6DW

- Semi Detached Home
- Kitchen
- Oil Heating
- Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two Reception
- Deluxe Shower Room
- PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £149,950

EPC Rating F

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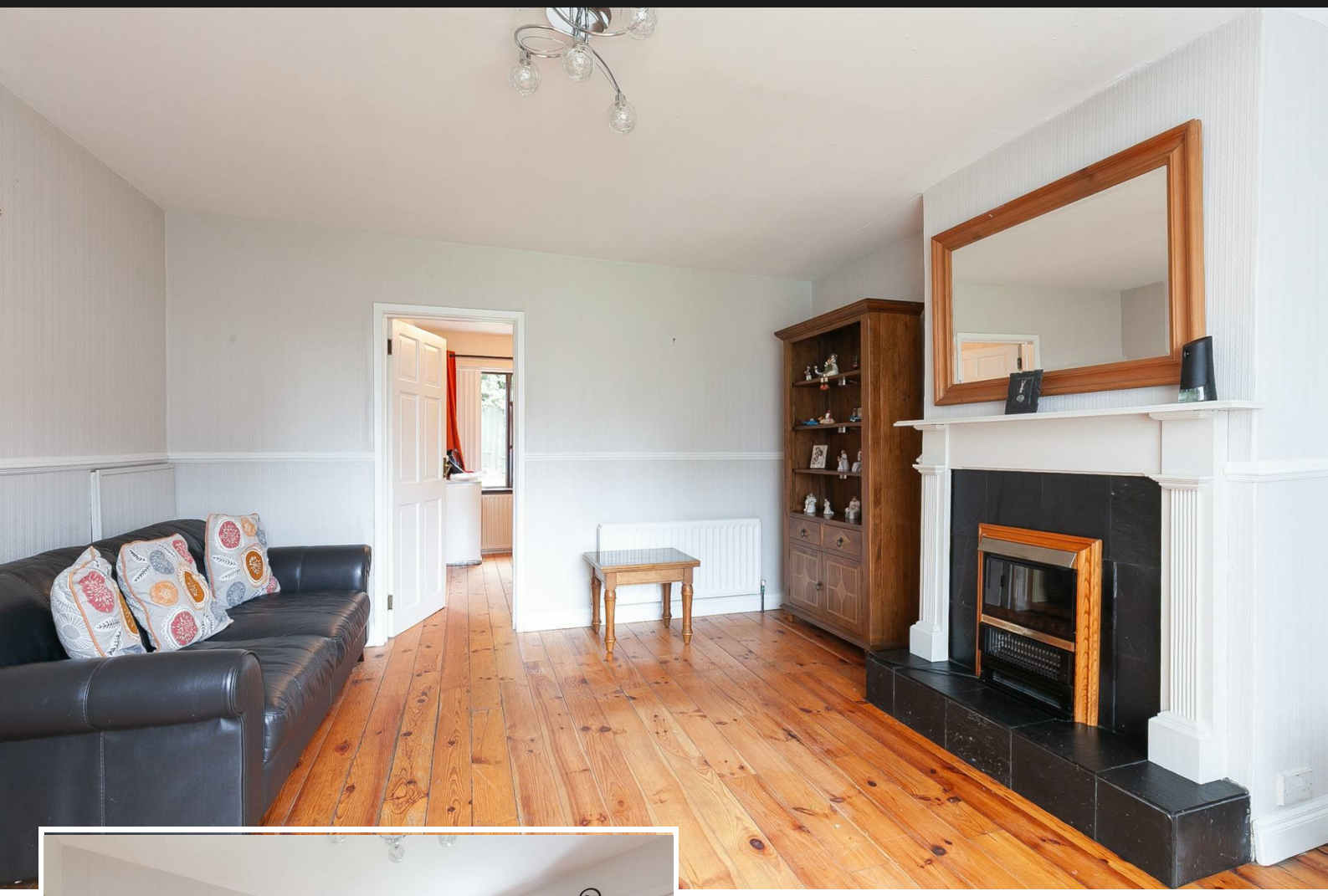
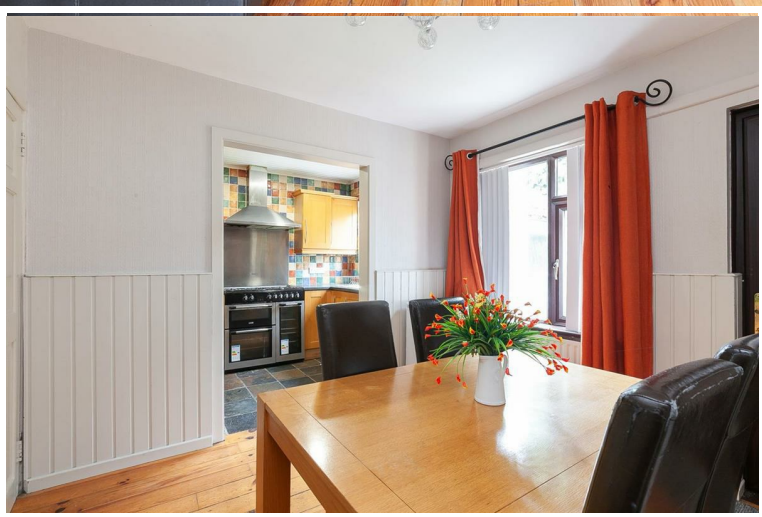




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with matching side screen. Exposed tongue and groove timber flooring. Stairwell to first floor.

LOUNGE 14'11" x 13'1" (wps)

Focal point fireplace. Exposed tongue and groove timber flooring.

DINING ROOM 10'0" x 9'7"

Exposed tongue and groove timber flooring. Open arch leading to:

[redacted]

[redacted]

KITCHEN 10'0" x 6'6"

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 sink unit with draining bay. Space for range style oven with stainless steel splashback and extractor hood over. Space for under counter fridge. Built in wine rack. Tiled walls. Chinese slate tiled floor.

REAR HALL / PORCH

Quarry tiled floor. Access to rear garden. Access to boiler house with oil fired central heating boiler.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'11" x 9'10"

Rural views. Built in double wardrobe and storage. Access to hot press.

BEDROOM 2 10'1" x 9'7"

BEDROOM 3 11'11" x 6'7" (wps)

Built in wardrobe/store. Rural view.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising fully panelled shower enclosure, vanity unit and WC. Electric shower. Towel radiator. Tile effect panelling to walls. Tile effect flooring.

EXTERNAL

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

MATCHING DETACHED GARAGE 18'2" x 8'11"

Aluminium, roller, shutter door. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

CGR FINANCIAL
...WE DO MORTGAGES

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]

Well presented, three bedroom semi detached home with matching detached garage, conveniently situated within the Elmfield area of Glengormley, Newtownabbey.

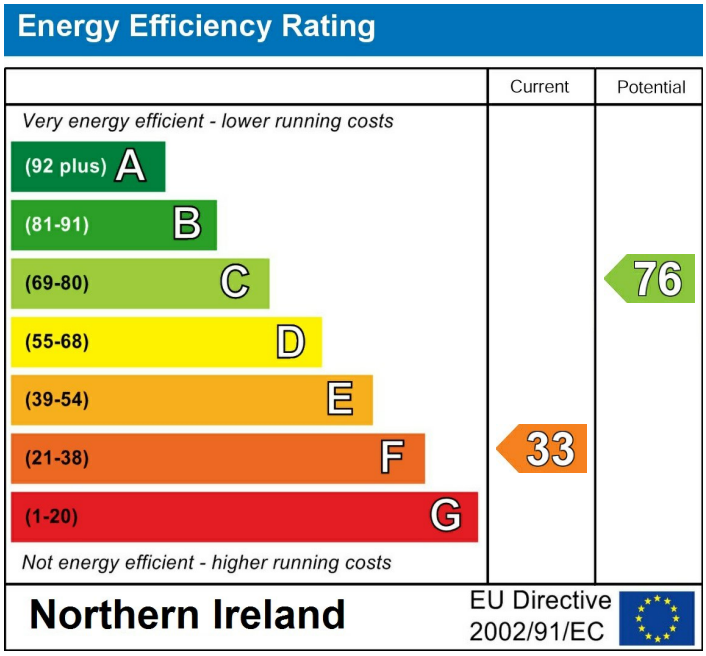
The property comprises entrance hall, lounge, dining room, kitchen, rear porch, three bedrooms and deluxe shower room, with contemporary, white, three piece suite.

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

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

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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