COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

176 Station Road, Greenisland, BT38 8UN

- Cottage Style Semi Detached Home
- Lounge; Multi Fuel Burning Stove
- Utility Room
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Three Bedrooms
- Kitchen Through Dining Room
- Fully Tiled Bathroom; Four Piece Suite
- Generous Sized Private Driveway
- Convenient Location; Cul-de-sac Position

Offers Over £209,950

EPC Rating D

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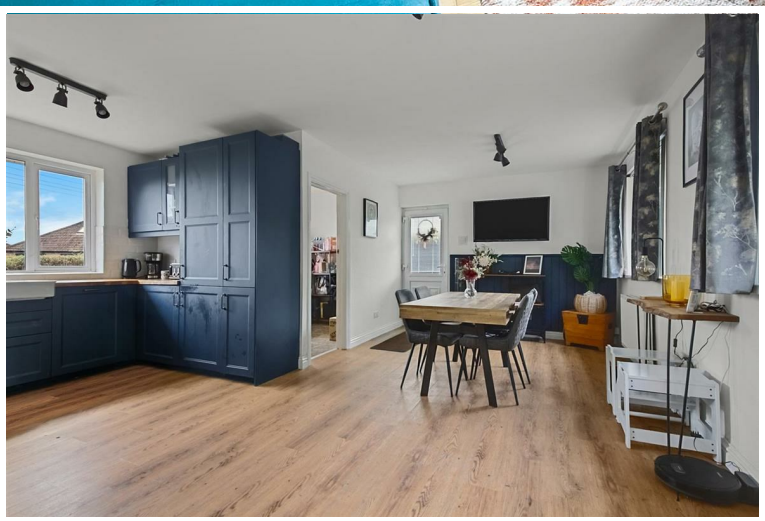


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor.

LOUNGE 13'0" x 12'0"

View towards Belfast Lough. Brick inglenook recess with cast iron, multi fuel burning stove (with link up system) on brick pavior hearth. Timber flooring.

KITCHEN THROUGH DINING ROOM 20'2" x 18'2" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock worktop. Ceramic double sink unit. Integrated touch screen induction hob with downdraft extractor system. Integrated double ovens, fridge freezer and dishwasher. Glass fronted display cabinets. Splashback tiling to walls. View towards Belfast Lough. Wood laminate floor covering. Dual aspect windows. PVC double glazed door leading to driveway and garage.

[redacted]

[redacted]

UTILITY ROOM 8'11" x 7'1"

Fitted storage units with contrasting melamine worktop. Plumbed for automatic washing machine. Tiled floor. View towards Belfast Lough.

BEDROOM 3 10'9" x 8'1"

Wood laminate floor covering.

FULLY TILED FAMILY BATHROOM

Contemporary, white four piece comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Access to roof space. Access to shelved hot press.

FIRST FLOOR

LANDING

BEDROOM 1 12'0" x 11'2"

View towards Belfast Lough.

BEDROOM 2 12'0" x 8'3" (wps)

EXTERNAL

Double gates leading to generous sized private driveway finished in tarmac.
External lighting.
PVC soffits, fascia and rainwater goods.
Garden finished in lawn and range of mature plants, trees and shrubbery.
Enclosed low maintenance rear garden finished in concrete.
Outside tap.
Oil fired central heating boiler.

MATCHING DETACHED GARAGE 17'2" x 11'5"

PVC coated roller shutter 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.

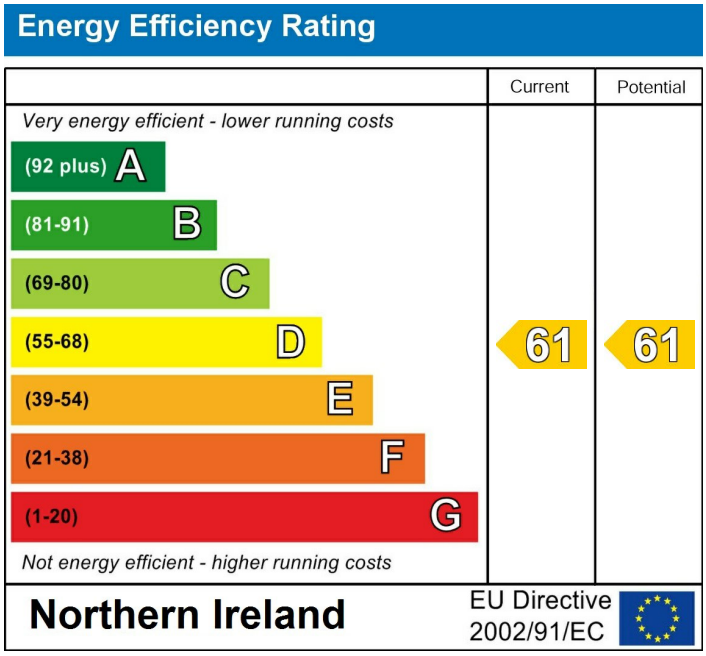
Well presented, cottage style, semi detached home with matching detached garage, occupying a cul-de-sac position off Station Road, Greenisland.

The property comprises entrance hall, lounge with multi fuel burning stove (with link up system to heating), kitchen through dining room, utility room, three bedrooms, and fully tiled bathroom with white four piece suite.

Externally, the property enjoys generous sized private driveway finished in tarmac, matching detached garage, and side and rear gardens.

Other attributes include oil heating, PVC double glazing, convenient location, and walking distance to Greenisland railway station and primary school.

Early interest 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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