

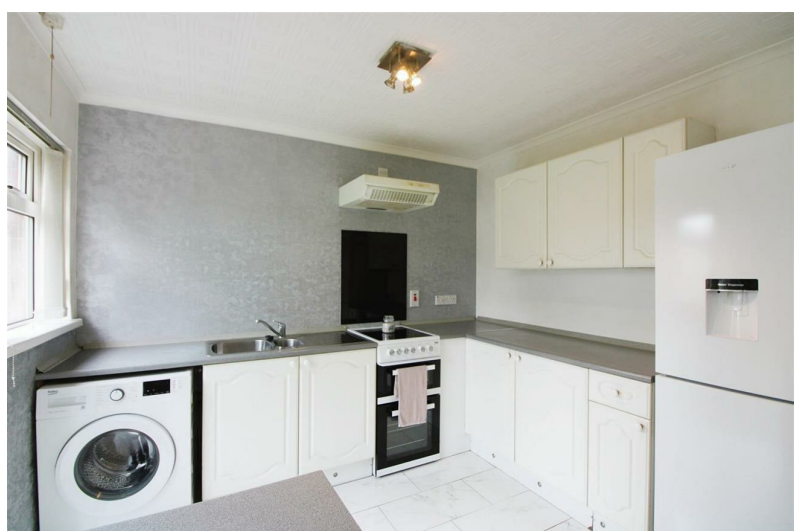


37 Burnthill Gardens, Newtownabbey, BT36 5HE

- Semi Detached Villa
- Lounge; Contemporary Electric Fire
- Bathroom With Three Piece Suite
- Private Driveway
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £129,950

EPC Rating D



37 Burnthill Gardens, Newtownabbey, BT36 5HE



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 14'6" x 10'11"

Contemporary, focal point electric fire. Picture window to front elevation.



KITCHEN THROUGH DINING ROOM 17'3" x 9'10"

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with glass splash back and extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Tiled floor to kitchen area. PVC double glazed door to rear garden. Access to under stairs store.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'1" x 10'9" (wps)

BEDROOM 2 10'9" x 9'11"

BEDROOM 3 9'5" x 8'0" (wps)

Access to store with gas fired central heating boiler.

BATHROOM

White three piece suite comprising panelled bath, vanity unit and WC. Electric shower over bath. Fully panelled walls. Tiled floor.

EXTERNAL

Double gates leading to private driveway finished in tarmac.

Front garden finished in lawn.

Rear garden finished in lawn and patio area.

External lighting.

Outside tap.

PVC fascia, soffits and rainwater goods.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



**CRAWFORD
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William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

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For property we recommend a solicitor to complete a mortgage

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RESIDENTIAL**

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Well presented, three bedroom, semi detached villa with private driveway and gardens front and rear, conveniently located within the popular Burnthill area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge with contemporary focal point electric fire, kitchen through dining room, three well proportioned first floor bedrooms, and bathroom white three piece suite. Externally the property enjoys double gates leading to private driveway finished in tarmac, front garden finished in lawn, and rear garden finished in lawn and patio area. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	71

Northern Ireland

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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