COLIN GRAHAM RESIDENTIAL

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7 Christine Drive, Newtownabbey, BT36 6TF

- Well Presented Bungalow
- Large Conservatory Extension
- Bathroom; Four Piece Suite
- Gas Heating; Double Glazed
- Matching Detached Garage
- Three Bedroom; Two+ Reception
- Kitchen With Informal Dining Area
- En Suite Furnished Cloakroom
- Generous Sized Private Driveway
- Gardens Front and Rear

Offers Over £199,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
Hardwood, glass panelled front door with matching side screens. Access to floored roof space via slinsgby style ladder.

LOUNGE 14'9" x 11'3"
Stone clad focal point fireplace with tiled hearth. Picture window to front elevation. Open arch leading to:

DINING ROOM 9'11" x 9'7" (wps)
Open arch leading to kitchen. PVC double glazed sliding patio door leading to:

CONSERVATORY 18'7" x 11'2"
In PVC double glazed frame with matching French doors leading to rear garden. Tiled floor. Glass panelled door leading to:

KITCHEN WITH INFORMAL DINING AREA 10'4" x 9'1"
Fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Matching breakfast bar area. Colour coded sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Plumbed and space for dishwasher. Splashback tiling to walls.

PRINICPAL BEDROOM 12'4" x 9'3" (wps)







EN SUITE FURNISHED CLOAKROOM
White, two piece suite comprising pedestal wash hand basin and WC. Fully tiled walls.

BEDROOM 2 12'6" x 9'0"
Fitted wardrobes.

BEDROOM 3 9'6" x 8'4"
Fitted wardrobes. Separate store.

FULLY TILED BATHROOM
Four piece, coloured suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Half tiling to walls. Tiled floor.

FLOORED ROOF SPACE

STORE ROOM 1 26'10" x 6'8"
Power and light.

STORE ROOM 2 13'10" x 9'0" plus undereaves storage
Light.

EXTERNAL
Double gates leading to generous sized paved driveway area.
Front garden finished in lawn, decorative stone and range of plants, trees and shrubbery.
Tiled entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area, decorative stone and range of plants, trees and shrubbery.
Outside tap.

MATCHING DETACHED GARAGE 17'0" x 11'4"
Up and over garage. Separate service door to rear garden. Range of storage units. Stainless steel sink. Power, light and gas fired central heating boiler.

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/two+ reception detached bungalow with large conservatory extension to rear and matching detached garage, conveniently positioned within an established housing development off Manse Road, Carnmoney, Newtownabbey.

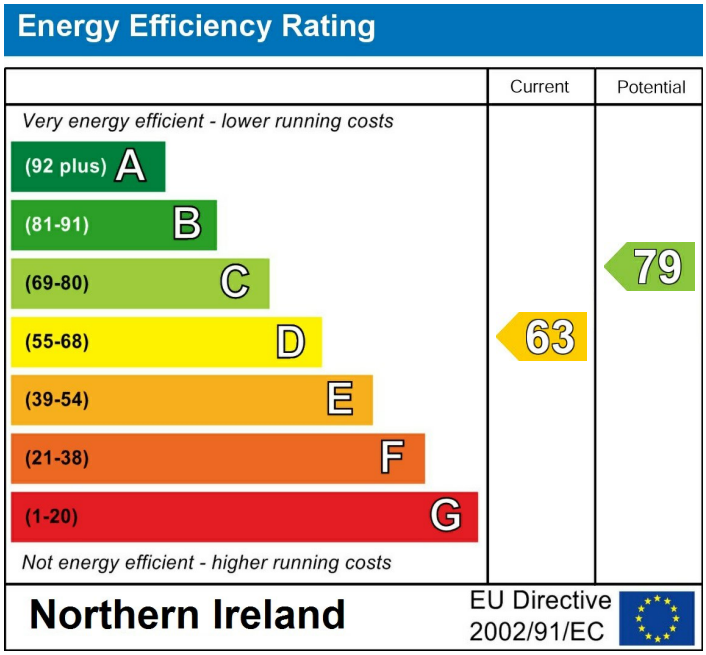
The property comprises entrance hall, lounge, dining room, conservatory, kitchen with informal dining area, three bedrooms, to include principal bedroom with en suite cloakroom, and separate family bathroom.

Externally, the property enjoys generous sized private driveway, matching detached garage, and gardens front and rear, finished in lawn, paved patio area, decorative stone and range of plants, trees and shrubbery.

Other attributes include gas heating, double glazing, and partially floored roof space.

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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