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9 Glencroft Gardens, Newtownabbey, BT36 5GE

- Immaculately Presented Detached
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Integral Garage (converted into office and garden store)
- Convenient Location
- Three Bedroom; Two+ Reception
- Deluxe Bathroom; Furnished Cloakroom
- Generous Sized Private Driveway
- Gardens Front and Rear
- Well Sought After Development

Offers Over £209,950

EPC Rating C

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to under stairs store. Glass panelled doors to lounge and kitchen.

LOUNGE 14'10" x 11'8"

Wall mounted, focal point, contemporary, electric fireplace. Part panelled feature wall. Wood laminate floor covering. Folding double doors leading to:

DINING ROOM 10'7" x 9'1"

Wood laminate floor covering. Aluminium framed, double glazed, sliding patio door to rear garden. Glass panelled door leading to:

[redacted]

[redacted]

KITCHEN THROUGH DINING ROOM 19'11" x 10'7" (wps)

Modern fitted, white high gloss kitchen with range of high and low level storage units with contrasting, stone effect melamine work surface. Colour coded sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Integrated under counter fridge and dishwasher. Splashback tiling and melamine upstands to walls. PVC double glazed door to rear garden. Access to integral garage.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space via slingsby style ladder.

BEDROOM 1 13'0" x 10'5" (plus wardrobe space)

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 2 11'9" x 9'9"

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 3 9'10" x 7'10" (wps)

Fitted storage unit.

DELUXE BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower unit and glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway area, finished in asphalt.
front garden, finished in lawn.
External lighting.
Fully enclosed rear garden, finished in lawn, paved patio area, asphalt, decorative stone and range of shrubs and trees.
Outside tap.

INTEGRAL GARAGE 17'10" x 9'6"

Currently partitioned to provide home office and garden store.

HOME OFFICE 10'0" x 9'6"

Power, light, gas fired central heating boiler, wood laminate floor covering and access to roof space area.

GARDEN STORE 9'9" x 7'2"

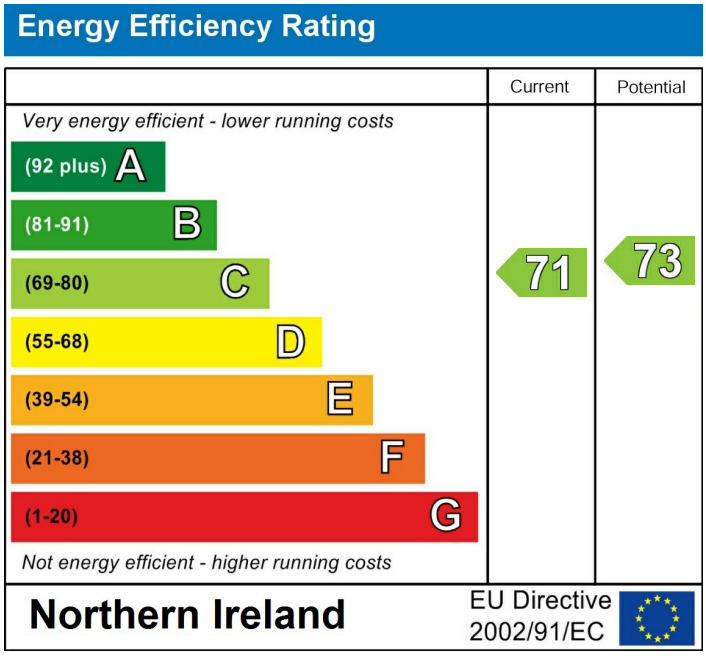
Up and over door. Power, light, fitted storage unit, plumbed for automatic washing machine and PVC double glazed door to office.

MPORTANT 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.

[redacted]

Immaculately presented, three bedroom / two+ reception, detached home, with attached garage (converted to office and garden store), located within the well sought after Glencroft development, Ballyhenry Road, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with focal point fireplace, separate family room, kitchen through dining room, three well proportioned bedrooms, and deluxe bathroom, with white three piece suite. Externally the property enjoys generous sized, private driveway area, finished in asphalt, and gardens front and rear, finished in lawn and paved patio areas. Other attributes include gas heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



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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