COLIN GRAHAM RESIDENTIAL

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36 Hollybrook Crescent, Newtownabbey, BT36 4ZW

- Semi Detached Home
- Lounge; Separate Dining Room
- Bathroom With Three Piece Suite
- Private Driveway
- Gardens Front And Rear
- Three Bedrooms; Principal En Suite
- Modern Fitted Kitchen
- Gas Heating; Double Glazing
- Matching Detached Garage
- Convenient Location

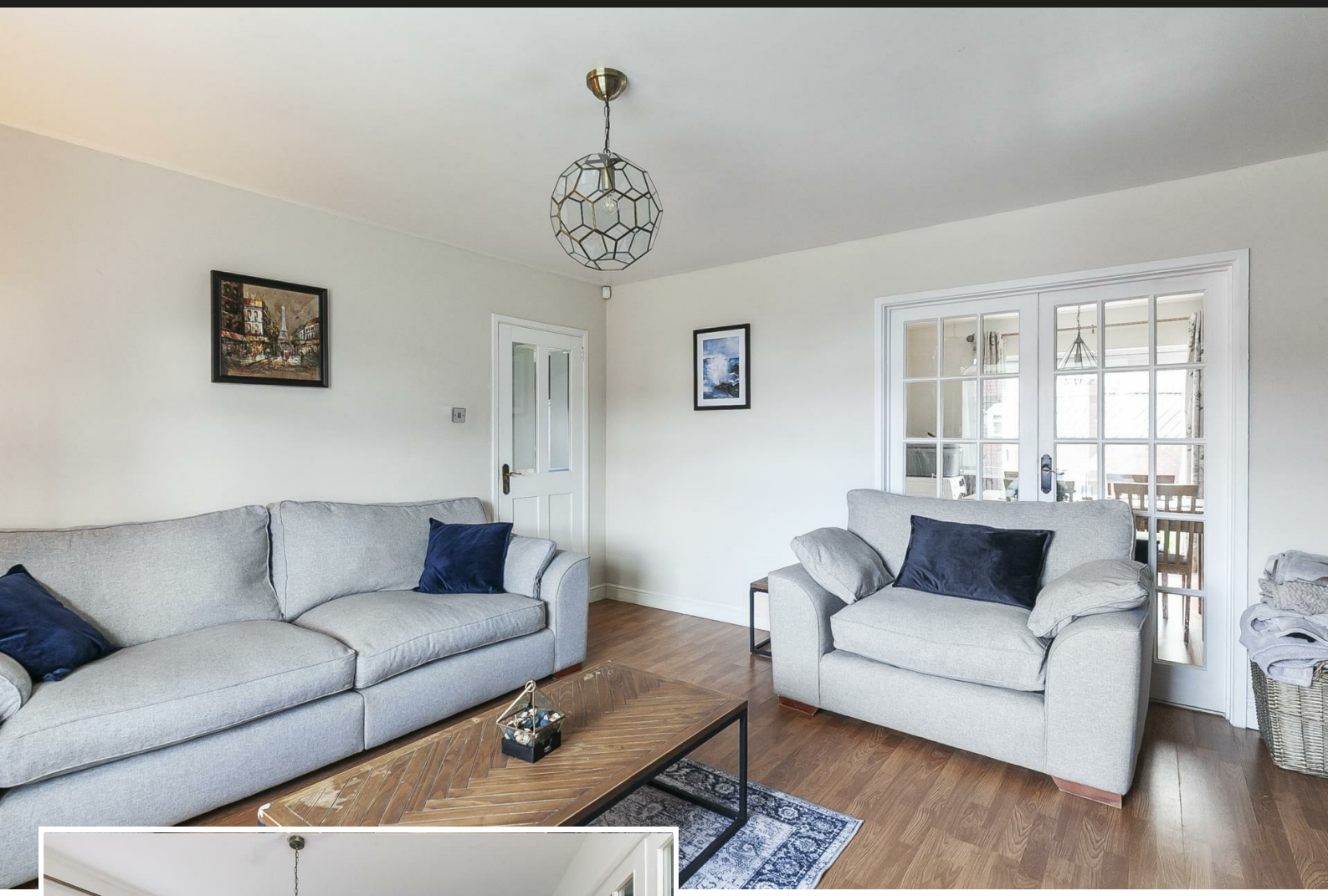
Offers Over £179,950

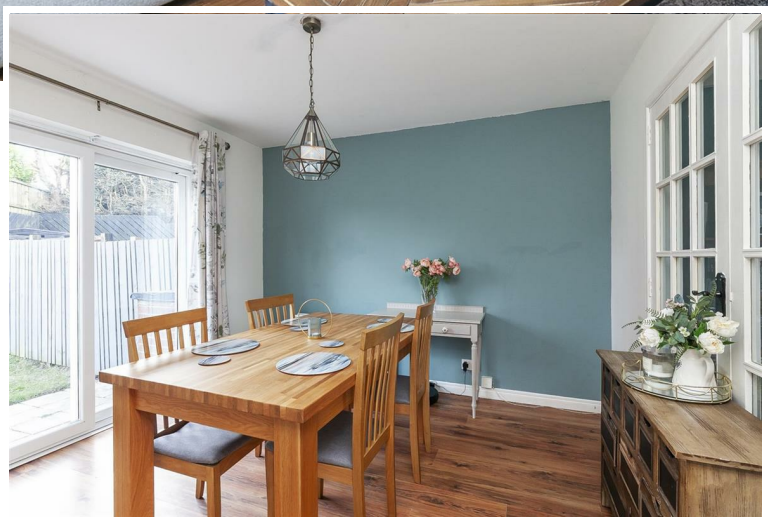
EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Access to under stairs store with gas fired central heating boiler. Glass panelled doors leading to lounge and kitchen.

LOUNGE 15'0" x 13'11"

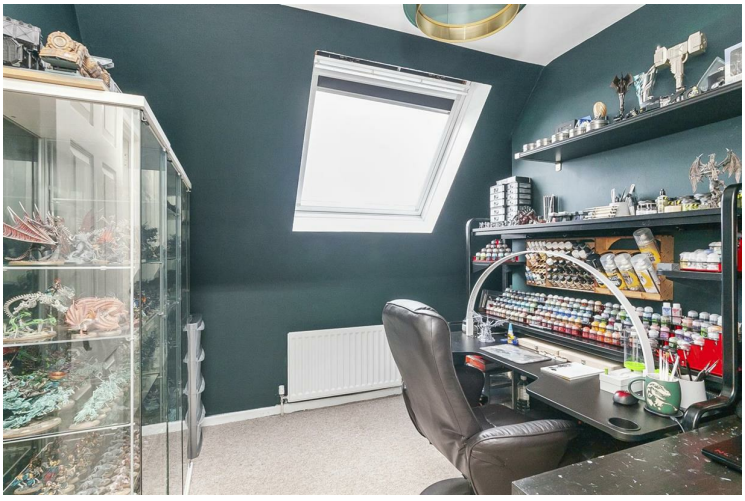
Open fire in cast iron fireplace with tiled inset, slate hearth and timber surround. Box bay window to front elevation. Wood laminate floor covering. Glass panelled French doors leading to:

DINING ROOM 10'9" x 10'9"

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







KITCHEN 10'9" x 10'9"

Modern fitted kitchen with range of high and low level storage units in high gloss door with contrasting quartz effect, melamine work surface. Ceramic sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and extractor hood over. Integrated oven, microwave oven and dishwasher. Space for American style fridge freezer. Upstands to walls to match work surface. Built in wine rack. Tiled floor. PVC double glazed external door.

FIRST FLOOR

LANDING

Wood laminate floor covering. Access to roof space.

PRINCIPAL BEDROOM 12'5" x 10'4"

Wood laminate floor covering.

EN SUITE SHOWER ROOM

White three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Tiled floor.

BEDROOM 2 10'9" x 7'6"

Wood laminate floor covering.

BEDROOM 3 11'2" x 9'3" (wps)

FULLY TILED BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Access to shelved hot press.

EXTERNAL

Front and side gardens finished in lawn, tree bark and range of plants, trees and shrubbery.
Private driveway finished in brick pavior and paving.
Fully enclosed rear garden finished in lawn, decorative stone, paved patio area and timber decking.
Outside tap.
External lighting.

MATCHING DETACHED GARAGE 22'0" x 12'3"

Up and over door. Separate PVC double glazed service door. Power and light.

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.



Immaculately presented, thee bedroom, two reception semi detached home with matching detached garage, situated within the well sought after Hollybrook development, located off Hightown Road, Glengormley, Newtownabbey.

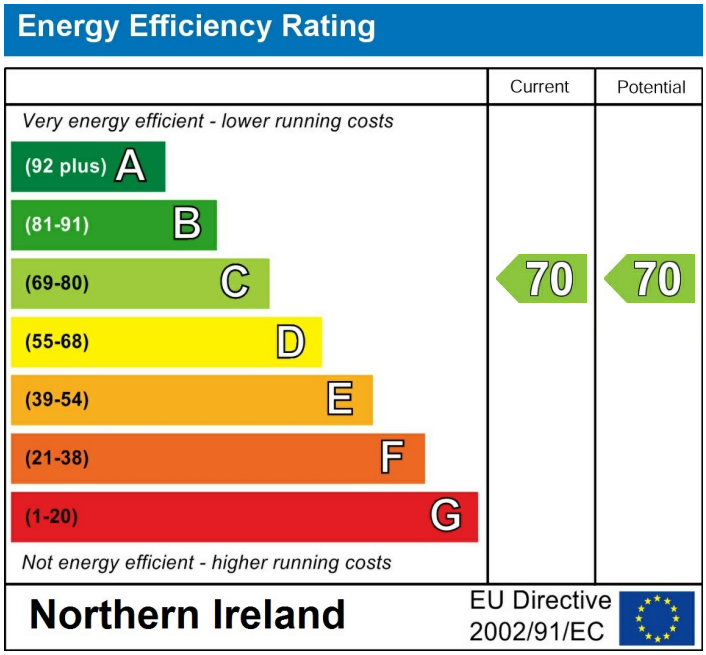
The property comprises entrance hall, lounge with open fire, separate dining room, modern fitted kitchen, three well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and fully tiled bathroom with white three piece suite.

Externally, the property enjoys private driveway finished in brick pavior and paving, matching detached garage, front and side gardens finished in lawn, tree bark and range of plants, trees and shrubbery, and fully enclosed rear garden finished in lawn, decorative stone, paved patio area and timber decking.

Other attributes include gas fired central heating, 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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