

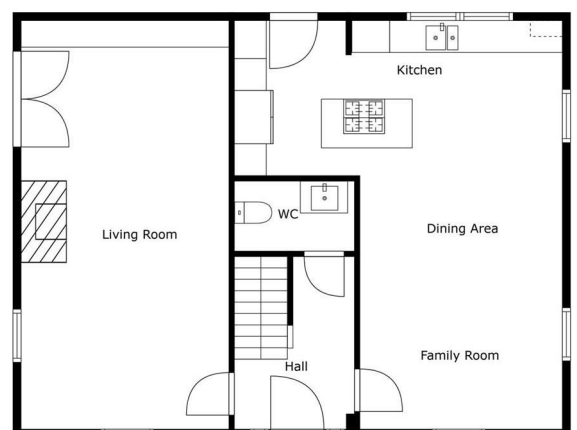


6 Glen Corr Gardens, Newtownabbey, BT36 5QH

- Georgian Style, Family Sized Detached
- Lounge; Open Fire
- Luxury Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Generous Sized Gardens
- Four Bedrooms; Principal Suite
- Kitchen Through Living/Dining Room
- Deluxe Bathroom; Furnished Cloakroom
- Private Driveway
- Convenient Location

Offers Over £365,000

EPC Rating B



6 Glen Corr Gardens, Newtownabbey, BT36 5QH



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood panelled front door with matching double glazed side screens and fanlight over. Tile effect wood laminate flooring. Stairwell to first floor. Feature height ceiling, continuing throughout remainder of property.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 25'3" x 12'8"

Open fire in granite fireplace with matching hearth and contrasting surround. Fitted media wall with storage units and shelving. Timber panelling to walls. Coving to ceiling. Herringbone style, wood laminate floor covering. Dual aspect sliding sash windows. PVC double glazed French doors leading to side garden.



KITCHEN THROUGH LIVING / DINING ROOM 25'4" x 20'4" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting Minerva worktop. Matching island unit. Inlaid stainless steel 1.5 bowl sink unit. Integrated gas hob with extractor hood over. Integrated oven, microwave oven, dishwasher and washing machine. Space for American style fridge freezer. Glass fronted display cabinet. Tiled floor. Coving to ceiling. Dual aspect sliding sash windows. PVC double glazed door with matching fanlight over leading to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM 20'4" x 11'7" (wps)

Freestanding bath. Chrome towel radiator. Coving to ceiling. Wood laminate floor covering.

BEDROOM 2 13'4" x 11'7" (wps)

BEDROOM 3 12'8" x 11'7"

Dual aspect windows.

BEDROOM 4 12'5" x 10'11" (wps)

DELUXE FAMILY BATHROOM

Freestanding, jacuzzi/whirlpool style bath, separate oversized, fully tiled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Splashback tiling to sink. Half panelling to walls. Chrome towel radiator. Herringbone style tiled floor.

EXTERNAL

Front garden finished in lawn.

Private driveway finished in decorative stone.

Entrance porch.

External lighting.

Seamless aluminium guttering.

Fully enclosed gardens to sides and rear finished in lawn, timber deck areas, decorative stone, artificial grass, paving and range of plants, trees and shrubbery.

External power points.

Outside hot and cold water taps.

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.



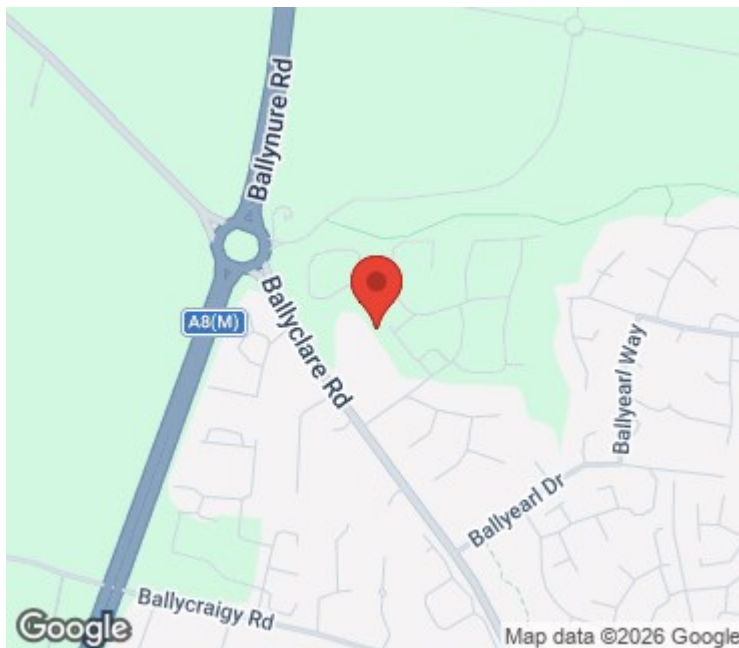
Immaculately presented, Georgian style detached home, occupying a prime site within the well sought after Glen Corr development, Ballyclare Road, Glengormley, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through living / dining room, four well-proportioned bedrooms, to include principal suite with free standing bath, and separate deluxe family bathroom.

Externally, the property enjoys private driveway and generous gardens front, side and rear, finished mainly in lawn, paved patio areas, timber decking, and range of plants, trees and shrubbery.

Other attributes include gas heating. PVC double glazing, sliding sash windows, feature height ceilings, and convenient location.

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE
AWARDS 2019
Finalist

TheNegotiator
Regional Agency of the Year Northern Ireland
GOLD

WE ARE MACMILLAN.
CANCER SUPPORT