



5 Hollybrook Avenue, Newtownabbey, BT36 4ZL

- Semi Detached Bungalow
- Modern Fitted Kitchen
- Gas Heating
- Private Driveway
- Convenient Location
- Two Well-Proportioned Bedrooms
- Shower Room; White Suite
- PVC Double Glazing
- Front and Rear Gardens
- Ideal First Time Buy/Downsize/Buy To Let

Offers Over £139,950

EPC Rating D



5 Hollybrook Avenue, Newtownabbey, BT36 4ZL



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Timber flooring. Glass panelled doors leading to lounge and kitchen.

#### LOUNGE 16'2" x 12'7" (wps)

Bay window to front elevation. Focal point fireplace. Timber flooring.

#### KITCHEN 9'3" x 9'0" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Built in wine rack. Access to store with gas fired central heating boiler. Tiled floor. PVC double glazed door leading to rear garden.



### **BEDROOM 1 12'6" x 10'5"**

Wood laminate floor covering.

### **BEDROOM 2 8'11" x 7'1"**

Timber flooring.

### **SHOWER ROOM**

Wet room style shower area, vanity unit and WC. Electric shower. Tile effect panelling to walls. Chrome towel radiator.

### **EXTERNAL**

Generous sized private driveway finished in tarmac.

Front garden finished in lawn.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished mainly in lawn.

Outside tap.

### **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.





**COLIN  
GRAHAM  
RESIDENTIAL**  
**...WE SELL HOUSES**

**Two bedroom semi detached bungalow situated within the popular and conveniently positioned Hollybrook development, Hightown Road, Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen, two well-proportioned bedrooms, and shower room, with white three piece suite.**


**Externally, the property enjoys private driveway, and gardens front and rear, finished mainly in lawn.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy, downsize, or buy to let investment alike.**

**Early viewing highly recommended.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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 and 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



Awards

