



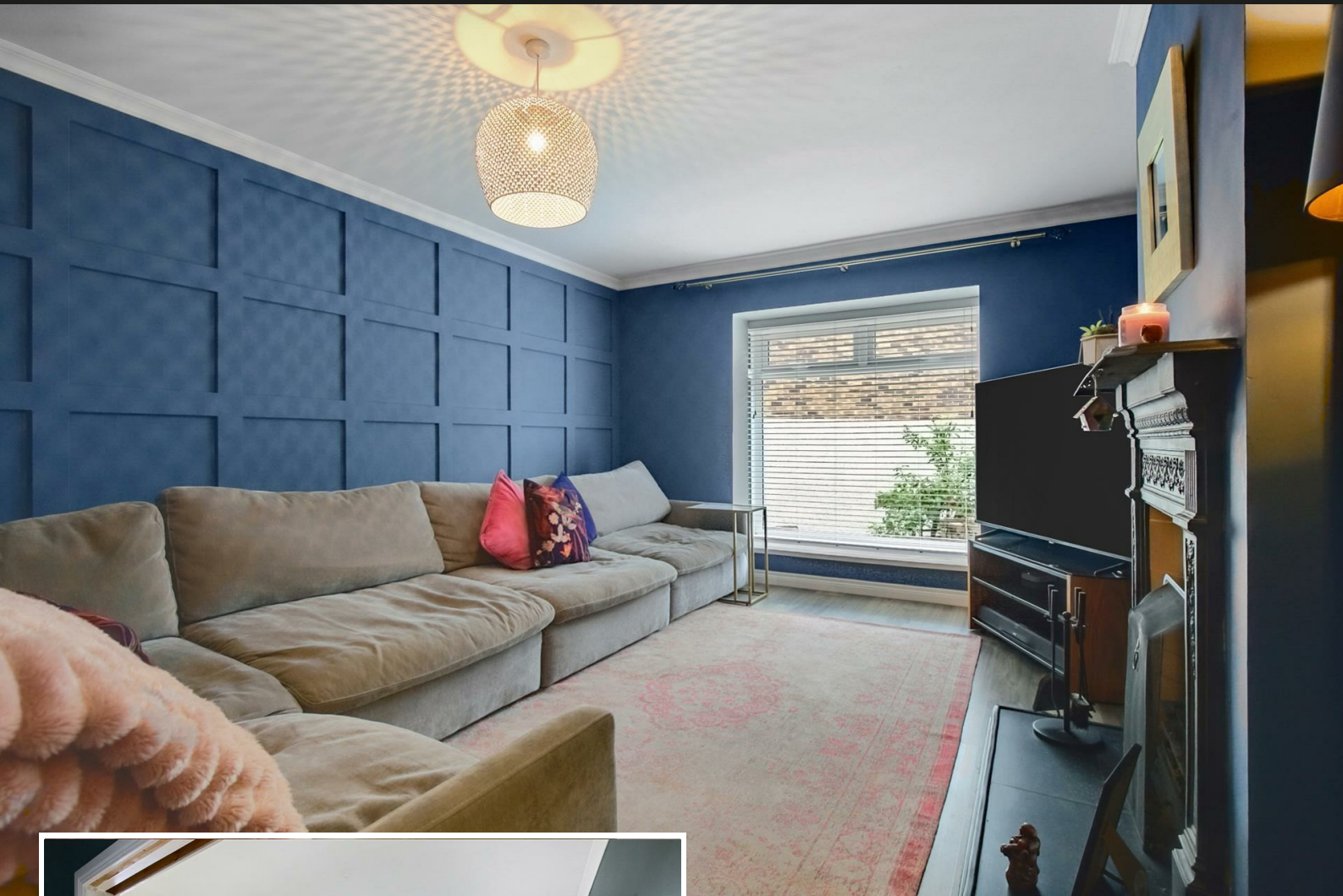
21 Holly Lane, Newtownabbey, BT36 5GU

- Immaculately Presented Family Detached
- Modern Fitted Kitchen
- Gas Heating
- Generous Sized Private Driveway
- Gardens Front, Side and Rear
- Four Bedroom; Two+ Reception
- Bathroom; Separate Shower Room
- PVC Double Glazing
- Matching Detached Garage
- Convenient, Well Sought After Location

Offers Over £285,000
EPC Rating C



21 Holly Lane, Newtownabbey, BT36 5GU



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Access to under stairs store.

SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit and WC. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

LOUNGE 15'8" x 12'8" plus bay

Open fire in cast iron fireplace with tiled inset and slate hearth. Bay window to front elevation. Timber clad feature wall. Wood laminate floor covering.

FAMILY ROOM 12'10" x 11'10"

Wood laminate floor covering. PVC double glazed French doors leading to rear garden.



KITCHEN THROUGH DINING ROOM 18'5" x 12'8" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with glass splashback and stainless steel extractor hood over. Integrated dishwasher. Plumbed and space for washing machine. Upstands to walls to match worktop. Glass fronted display cabinets. PVC double glazed French door leading to rear garden.

BEDROOM 4 12'7" x 8'11" (wps)

FIRST FLOOR

LANDING

Access to walk in store with gas fired central heating boiler. Glass panelled door leading to bathroom.

BEDROOM 1 16'9" x 11'11" (wps)

Built in wardrobe and storage units. Access to under eaves storage. Dual aspect windows enjoying rural view towards side.

BEDROOM 2 16'9" x 9'5"

Built in wardrobe and storage unit. Access to under eaves storage. Access to roof space.

BEDROOM 3 8'11" x 8'10"

FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled main shower and glass shower screen over bath. Chrome towel radiator. Splashback tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in decorative stone.

Front garden finished mainly in lawn.

Paved entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Enclosed garden to side and rear finished in lawn, paving and patio area with timber pergola.

LARGE MATCHING DETACHED GARAGE 19'2" x 9'9"

Up and over door. Separate PVC double glazed service door to rear garden. Power, light and storage.

Utility area to rear (plumbed for automatic washing machine).

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.

Immaculately presented, four bedroom/two+ reception detached home with matching detached garage, occupying a generous sized, end of cul-de-sac, site within the popular Sherwood development, Ballyhenry Road, Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, family room, kitchen through dining room, modern fitted kitchen, four bedrooms, bathroom, and separate shower room.

Externally, the property enjoys private driveway, matching detached garage, and gardens to front, side and rear.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early interest highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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

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