COLIN GRAHAM RESIDENTIAL

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6 Lynda Avenue, Jordanstown, BT37 0NX

- Extended Semi Detached Home
- 4 Bed; 2+ Rec or 3 Bed; 3+ Rec
- Conservatory; Garage/Store
- Generous Sized Private Driveway
- Convenient And Sought After Location
- Adaptable Accommodation
- Modern Fitted Kitchen
- Bathroom With Three Piece Suite
- Enclosed, Low Maintenance Rear Garden
- Open To Cash Offers Only

Offers Over £184,950

EPC Rating F

6 Lynda Avenue, Jordanstown, BT37 0NX

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front entrance door with matching double glazed side screens and fanlight over. Tile effect vinyl flooring. Dual aspect windows. Electric heater and power points. Glazed panelled door leading into:

ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

FAMILY ROOM / BEDROOM FOUR 12'2" x 10'6"

Focal point, decorative, electric stove with timber surround. Wood laminate floor covering. Twin PVC double glazed windows. Electric heater.

LOUNGE 14'8" x 10'4"

Focal point, decorative, tiled fireplace with matching hearth and timber surround. Wood laminate floor covering. Electric heater. Open arch into:

DINING ROOM 7'6" x 9'0"

Wood laminate floor covering. Picture window to rear elevation.

KITCHEN 13'6" x 11'10"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for undercounter oven. Extractor canopy. Space for freestanding fridge freezer. Tiled floor. Tongue and groove timber ceiling. Access to under stairs store. Glazed panelled door leading into:

CONSERVATORY 15'0" x 12'0" (wps)

Part PVC/part timber panelling to walls. Tiled floor. PVC double glazed door leading to covered patio area. Generous electrical specification. Glazed panelled door leading into garage/store.

FIRST FLOOR

LANDING

Access to roof space and hot press. PVC double glazed window to rear elevation.

BEDROOM 1 12'0" x 10'4"

Twin, PVC double glazed windows to front elevation. Part wood panelling to walls.

BEDROOM 2 10'11" x 8'7" (plus wardrobe recess)

Twin, double glazed windows to front elevation. Wardrobe recess with built in store.

BEDROOM 3 9'5" x 7'5"

PVC double glazed window to rear elevation.

BATHROOM 6'8" x 5'7" (wps)

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Mixer tap with shower attachment over bath. Wood laminate floor covering. PVC panelling to walls.

EXTERNAL

Timber, swing arm gate leading to generous sized private driveway area finished in coloured stone.
Shrub beds and range of plants, trees and shrubbery to front.
Fully enclosed, low maintenance rear garden finished in coloured stone.
Covered patio area with power points and water tap.
External lighting.
Outside tap.

GARAGE / STORE 15'8" x 9'6"

Access from conservatory. Power, light and double glazed window.

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.

[redacted]

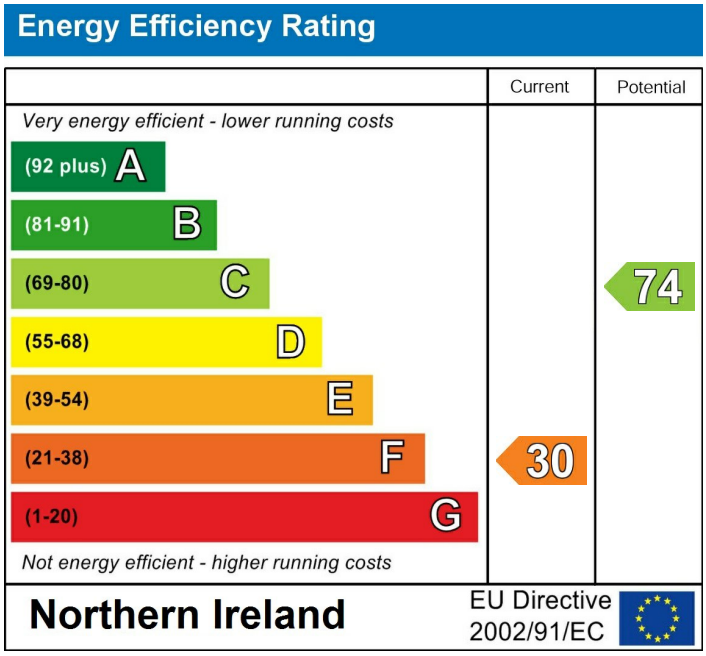
Extended, semi detached home with generous sized private driveway and enclosed rear garden, conveniently located within Lynda Avenue, in the highly sought after Jordanstown area of Newtownabbey.

Offering adaptable accommodation, the property comprises entrance porch, entrance hall, family room/bedroom four, lounge with open arch to dining room, modern fitted kitchen, conservatory, three well proportioned first floor bedrooms, and bathroom with white three piece suite.

Externally, the property enjoys generous sized private driveway area, fully enclosed, low maintenance rear garden with covered patio area, and garage/store.

The property requires refurbishment as generously reflected within the marketing figure, and is open to cash offers only.

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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