COLIN GRAHAM RESIDENTIAL

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65 Arthur Avenue, Newtownabbey, BT36 7EJ

- Immaculately Presented Family Detached
- Lounge; Gas Fire
- Modern Fitted Kitchen
- Floored Roof Space
- Private Driveway; Integral Garage
- Four Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden

Offers Over £289,950

EPC Rating C

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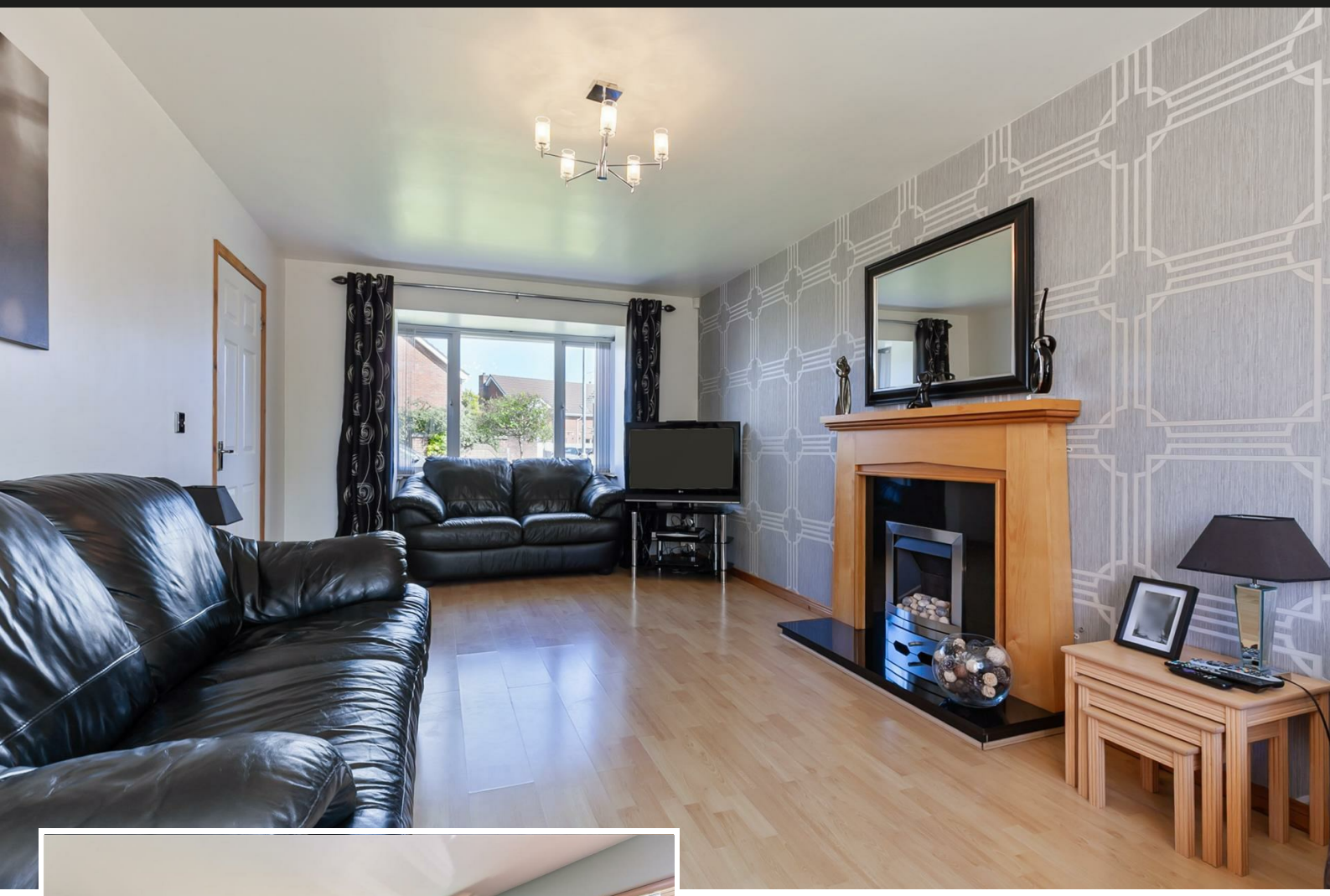

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell leading to first floor gallery landing. Access to under stairs store.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 20'0" x 10'8" plus bay

Dual aspect windows. Box bay window to front elevation. Gas fire in granite fireplace with matching hearth and timber surround. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 17'9" x 14'1" (wps)

Modern fitted kitchen with range of high and low level storage units with granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for American style fridge freezer. Splashback tiling to walls. Glass fronted display cabinet. Tiled floor to kitchen. Wood laminate floor covering to dining area. PVC double glazed French doors leading rear garden. View towards Cave Hill.

UTILITY ROOM 10'0" x 5'2"

Range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler. Tiled floor. Access to integral garage. PVC double glazed rear door leading to rear garden.

FIRST FLOOR

GALLERY LANDING

Access to floored roof space.

PRINCIPAL BEDROOM 11'8" x 10'7" (wps)

View towards Cave Hill.

EN SUITE SHOWER ROOM

Wet room style shower area, pedestal wash hand basin and WC. Thermostat controlled main shower. Part tiling to walls.

BEDROOM 2 12'11" x 10'4" (wps)

Wood laminate floor covering.

BEDROOM 3 13'7" x 10'4" (wps)

View towards Cave Hill. Wood laminate floor covering.

BEDROOM 4 10'7" x 7'3"

FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part tiling to walls. Chrome towel radiator. Tiled floor.

FLOORED ROOF SPACE 25'4" x 7'10"

Power, light, radiator and twin Velux windows. View towards Cave Hill. Access to:

WALK IN ROOF SPACE

EXTERNAL

Private driveway finished in brick pavior.
Front garden finished in lawn, paving, tree bark and shrubs.
Tiled entrance porch.
External lighting.
External power points.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, raised beds, paving and range of plants, trees and shrubbery.
Outside tap.
Timber garden shed.
Service area to side.

INTEGRAL GARAGE 18'2" x 9'9"

Up and over door. Separate service door to utility room.

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.

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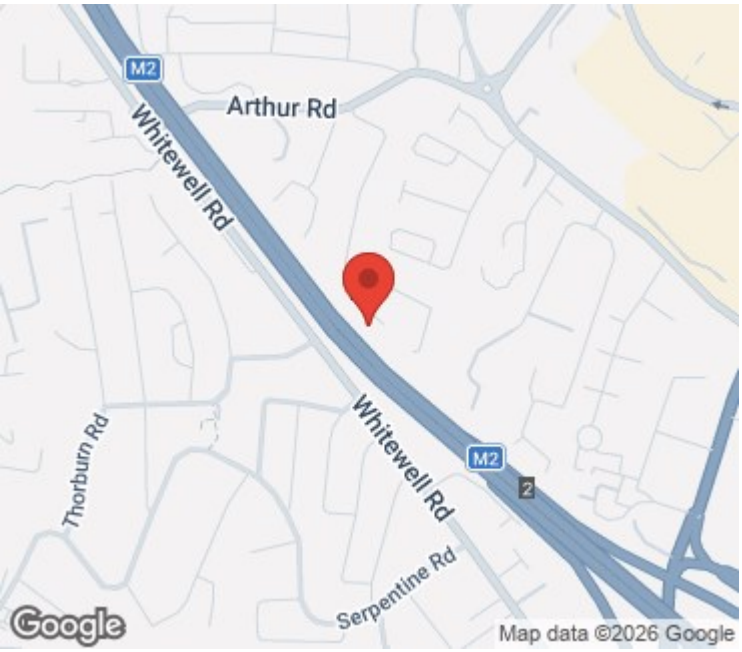
Immaculately presented, family sized detached home with integral garage, occupying a cul-de-sac position within the popular Arthur Avenue area, off Arthur Road, Newtownabbey.

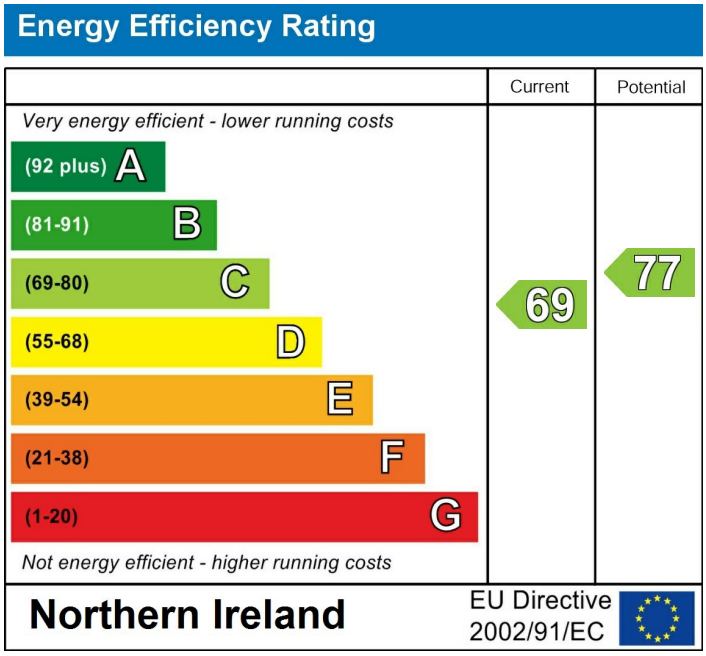
The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, modern fitted kitchen, utility room, four well-proportioned bedrooms, to include principal en suite, separate family bathroom, and floored roof space.

Externally, the property enjoys private driveway, integral garage, and private, fully enclosed rear garden,

Other attributes include gas heating, PVC double glazing, convenient location, and views towards Cave Hill.

Early viewing highly recommended.





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