COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

# 122 Burnthill Road, Newtownabbey, BT36 5HF

- Semi Detached Home
- Lounge
- Bathroom; White Suite
- PVC Double Glazing
- Matching Detached Garage
- Three Bedrooms
- Kitchen Through Dining Room
- Oil Heating
- Private Driveway
- Convenient Location

Offers Over £159,950

EPC Rating

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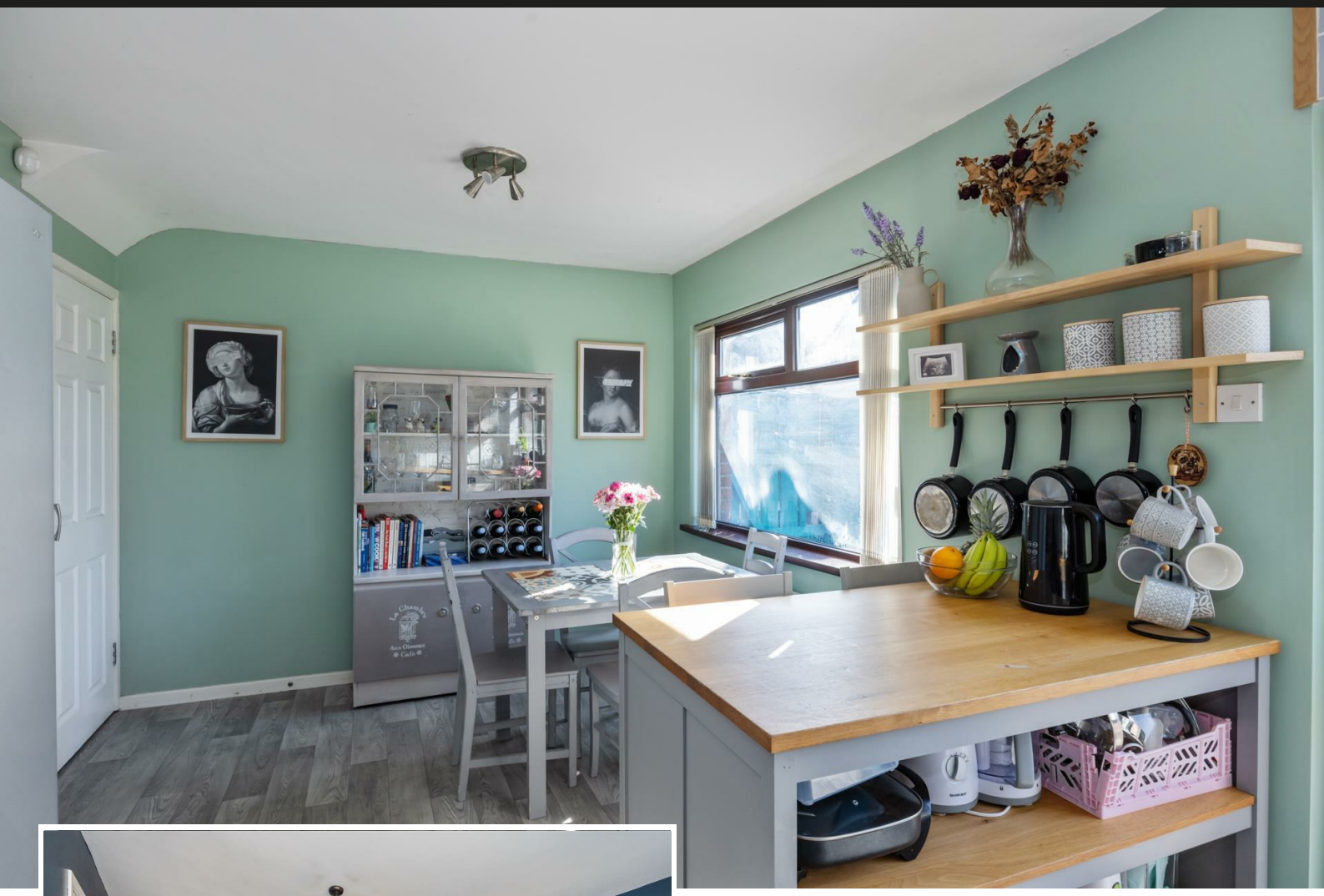


## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor.

### LOUNGE 14'5" x 10'11"

Contemporary, wall mounted, focal point fire. Wood laminate floor covering. Picture window to front elevation.

[redacted]

[redacted]

## KITCHEN THROUGH DINING ROOM 17'2" x 9'8"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for dishwasher. Splashback tiling to walls. Access to under stairs store. PVC double glazed door to rear garden.

## FIRST FLOOR

## LANDING

Access to roof space.

## BEDROOM 1 10'9" x 9'10"

## BEDROOM 2 14'1" x 10'9" (wps)

Wood laminate floor covering.

## BEDROOM 3 9'2" x 7'11" (wps)

Built in shelved, hot press. Wood laminate floor covering.

## BATHROOM

Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Panelling to walls.

## EXTERNAL

Private driveway finished in asphalt.
Front garden finished in lawn, shrubs and trees.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area and decorative stone.

## MATCHING DETACHED GARAGE 18'10" x 10'4"

Up and over door. Separate service door. Oil fired central heating boiler. Power, light and plumbed for automatic washing machine.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

[redacted]

***Well presented, three bedroom, semi detached home, with matching detached garage, conveniently located within the Burnthill area of Glengormley, Newtownabbey.***

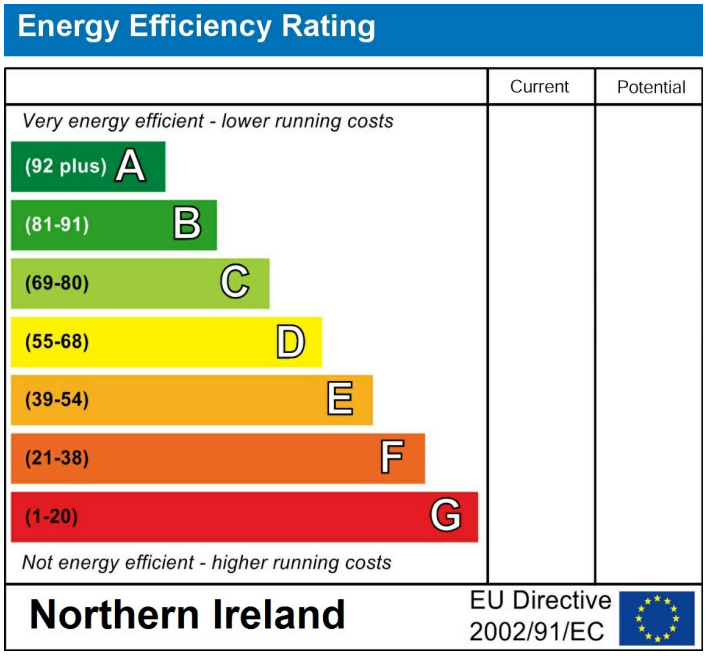
***The property comprises entrance hall, lunge, kitchen through dining room, three well-proportioned bedrooms, and bathroom with white three piece suite.***

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

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

***Ideal first time buy/buy to let investment alike.***

***Early viewing highly recommended.***




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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