

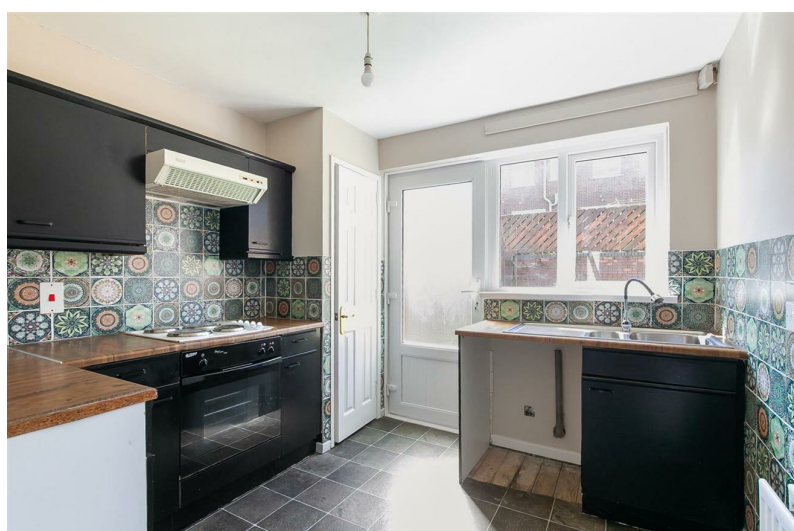


25 Hollybrook Grove, Newtownabbey, BT36 4ZR

- Semi Detached Bungalow
- Lounge
- Bathroom
- PVC Double Glazing
- Gardens Front, Side & Rear
- Two Bedrooms
- Kitchen
- Oil Heating
- Private Driveway
- Convenient Location; Views

Offers Over £139,950

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Access to roof space.

#### LOUNGE 16'3" x 12'8" (wps)

Bay window to front elevation. Open fire in marble fireplace with matching hearth and timber surround. Wood laminate floor covering.

#### KITCHEN 9'3" x 8'9" (wps)

Fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Half tiling to walls. Access to shelved hot press. PVC double glazed door to rear garden.

#### BEDROOM 1 12'6" x 10'4"



## **BEDROOM 2 9'4" x 7'0"**

Wood laminate floor covering.

## **BATHROOM**

Three piece suite comprising panelled bath, pedestal wash hand basin and WC.

## **EXTERNAL**

Front and side garden finished in lawn.

Private driveway finished in tarmac.

Tiled entrance canopy.

Fully enclosed rear garden finished in lawn.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

## **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.





**Well presented, two bedroom, semi detached bungalow, situated within the popular Hollybrook development, Hightown Road, Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen, two bedrooms and bathroom.**

**Externally, the property enjoys private driveway, and gardens to front, side and rear.**

**Other attributes include oil heating, PVC double glazing, convenient location, and elevated, rural views.**

**The property is in need of modernising as generously reflected within marketing figure.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>54</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

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