COLIN GRAHAM RESIDENTIAL

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Newtownabbey BT36 5DY

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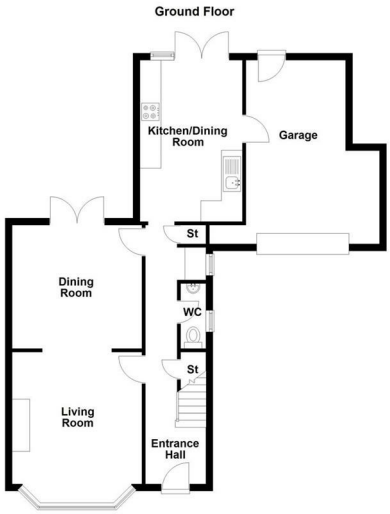
5 Hillview Drive, Newtownabbey, BT36 5HG

- Extended Semi Detached Home
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Attached Garage
- Convenient Location
- Three Bedroom; Two+ Reception
- Bathroom; Furnished Cloakroom
- Private Driveway
- Gardens Front and Rear
- Immaculately Presented Throughout

Offers Over £194,950

EPC Rating D



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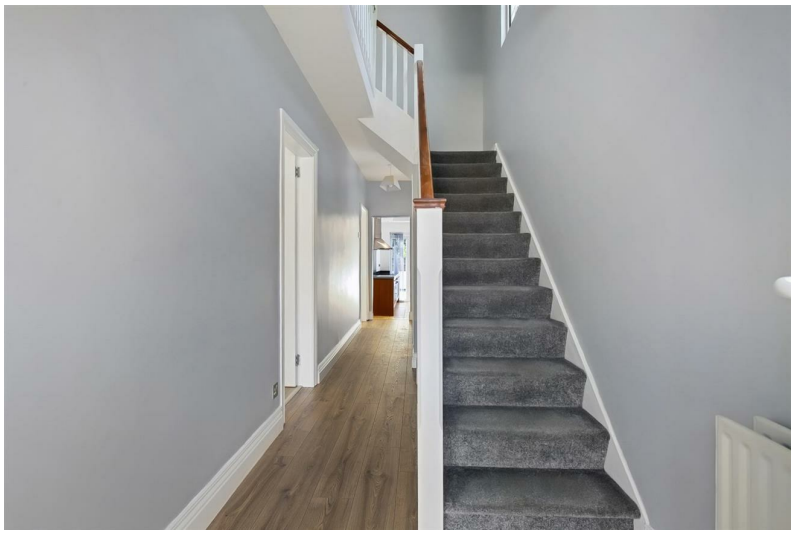

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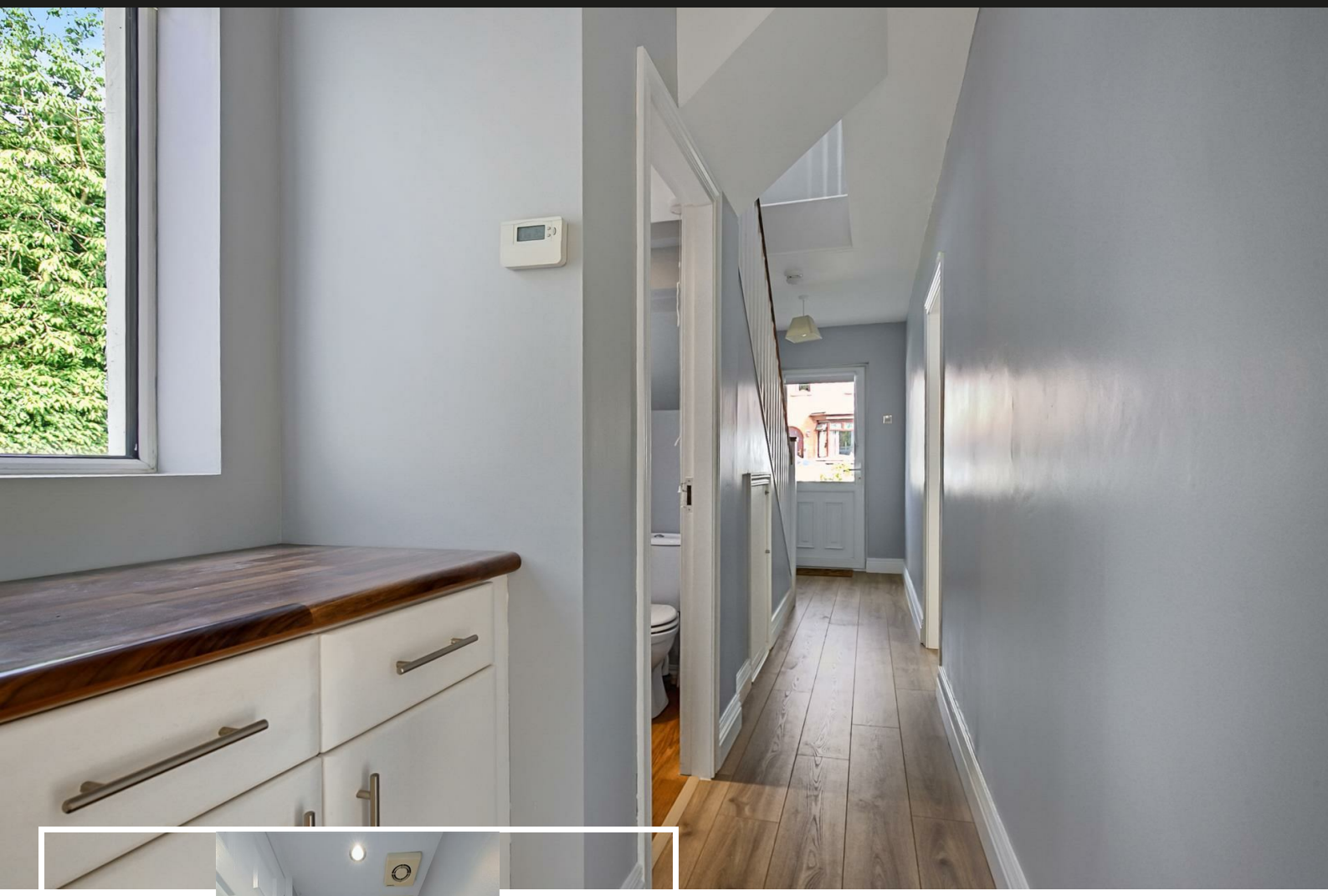


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRNACE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Fitted storage units. Separate shelved store.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC.

LOUNGE 14'8" x 12'2" (wps)

Bay window to front elevation. Focal point fire place. Wood laminate floor covering. Open arch leading to:

FAMILY ROOM / DINING ROOM 12'1" x 11'6"

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

KITCHEN WITH INFORMAL DINING AREA 15'8" x 9'7"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel splashback extractor hood over. Integrated oven. Space for fridge freezer. Upstands to walls to match worktop. Tiled floor. PVC double glazed French doors leading to rear garden. Access to integral garage.

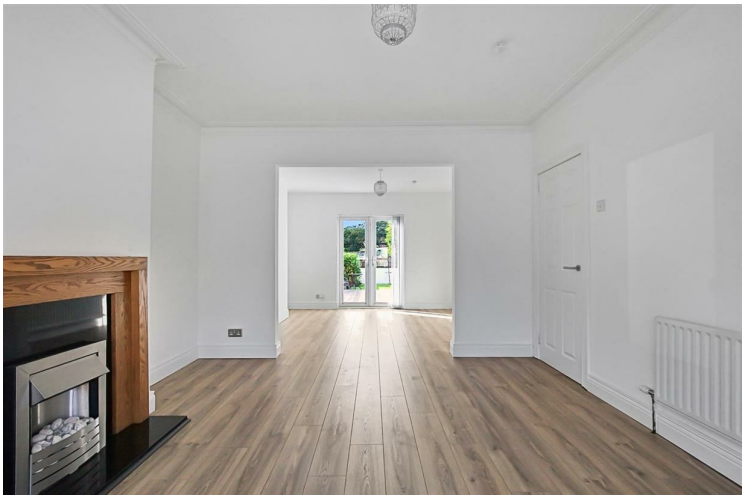
FIRST FLOOR

LANDING

BEDROOM 1 11'11" x 10'5"

BEDROOM 2 12'0" x 10'5"

BEDROOM 3 8'7" x 7'3"



FULLY TILED BATHROOM

White, three piece suite comprising tile encase bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Access to shelved store.

EXTERNAL

Double gates leading to generous sized private driveway area.
Front garden finished in lawn and range of plants, trees and shrubbery.
Tiled entrance porch.
Fully enclosed rear garden finished in lawn, timber decking and range of shrubs.
Outside tap.
External lighting.

ATTACHED GARAGE 17'3" x 12'11" (wps)

PVC coated roller shutter door.
Separate PVC double glazed service door to rear garden.
Separate service door to kitchen.
Power, light, gas fired central heating boiler and 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.

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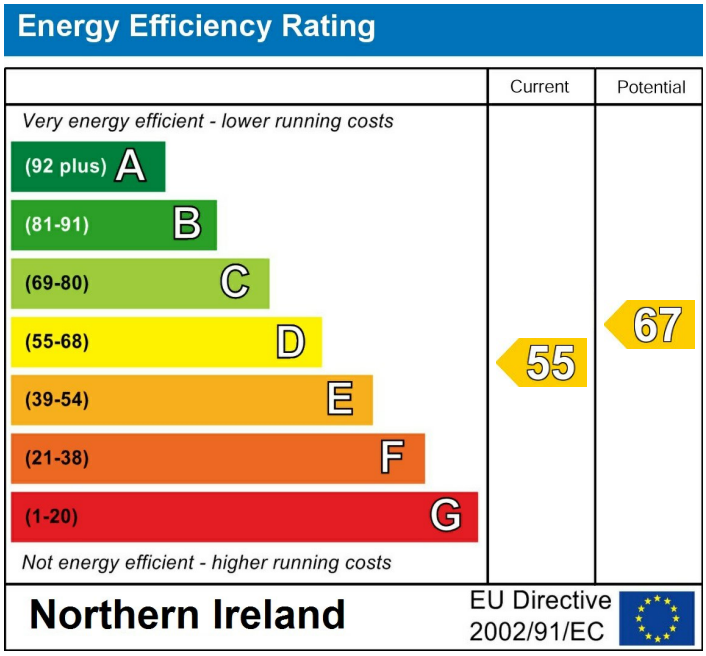
Immaculately presented, extended, three bedroom/two+ reception, semi detached home with attached garage, situated within a cul-de-sac development off Ballyclare Road, Glengormley, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, dining room, kitchen with informal dining area, three bedrooms, and fully tiled bathroom, with white three piece suite.

Externally, the property enjoys private driveway, attached garage, and gardens front and rear, finished mainly in lawn, timber decking, and range of plants, trees and shrubbery.

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

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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