



35 Hollybrook Avenue, Newtownabbey, BT36 4ZL

- Immaculately Presented Semi Detached
- Conservatory With Cosy Style Roof
- Utility Area
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Four Bedroom; Three+ Reception
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway
- Gardens Front and Rear

Offers Over £249,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Access to twin under stairs stores.

#### LOUNGE 15'8" x 11'10"

Gas fire in cast iron fireplace with tiled hearth and timber surround. Picture window to front elevation. Wood laminate floor covering.

#### DINING ROOM 11'10" x 10'11"

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

#### CONSERVATORY WITH COSY STYLE ROOF 13'8" x 10'2" (wps)

Elevated rural view. Wood laminate floor covering. PVC double glazed French doors to rear garden.



## **KITCHEN WITH INFORMAL DINING AREA 12'7" x 11'9"**

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Inlaid 1.5 bowl stainless steel sink unit. Space for range style oven with extractor hood over. Integrated dishwasher. Solid quartz splashback and upstands to walls. Tiled floor. Open arch leading to:

## **UTILITY AREA 7'1" x 5'1"**

Range of fitted high and low level storage units with solid quartz work surface and upstands to walls. Space for American style fridge freezer. Tiled floor. PVC double glazed door to rear garden.

## **BEDROOM 4 11'10" x 9'11"**

Wood laminate floor covering.

## **DELUXE BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Part tiling to walls. Illuminated mirror over sink. Chrome towel radiator.

## **FIRST FLOOR**

### **LANDING**

Access to walk in store and partially floored roof space via slingsby style ladder with gas fired central heating boiler.

## **PRINCIPAL BEDROOM 21'0" x 11'9"**

Fitted wardrobes in panelled and mirror panelled sliding doors. Access to under eaves storage.

## **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Tiled floor.

## **BEDROOM 2 11'10" x 9'3"**

Access to under eaves storage.

## **BEDROOM 3 11'10" x 9'9"**

### **EXTERNAL**

Generous sized private driveway area finished in tarmac.

Double gates leading to further driveway area.

Front garden finished in lawn and brick pavior.

Tiled entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, artificial grass, brick pavior patio area and timber decking.

Outside tap.





## MATCHING DETACHED GARAGE 18'4" x 11'1"

Up and over door. Separate service door to side. 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.

**Immaculately presented, four bedroom/three+ reception, semi detached home with matching detached garage, situated within the popular Hollybrook area, off Hightown Road, Newtownabbey.**

**The property comprises entrance hall, lounge, dining room, conservatory with Cosy style roof, kitchen with informal dining area, utility area, four well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.**

**Externally, the property enjoys private driveway, matching detached garage, and gardens front and rear.**

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

**Early viewing highly recommended.**

## 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>74</b>	<b>75</b>
(55-68) <b>D</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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