COLIN GRAHAM RESIDENTIAL

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167 Monkstown Road, Newtownabbey, BT37 0LQ

- Well Presented Detached Home
- Lounge Through Dining Room
- Bathroom; White Four Piece Suite
- Private Driveway
- Large, Mature, Rear Garden
- Three Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £239,950

EPC Rating E

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Timber floor. Stairwell to first floor. Access to under stairs store.

LOUNGE THROUGH DINING ROOM 22'8" x 10'10"

Dual aspect windows. Open fire in cast iron fireplace with tiled hearth. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 11'10" x 6'10"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Matching breakfast bar unit. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Space for undercounter fridge. Part tiling to walls. Tiled floor. Access to shelved larder unit. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 11'5" x 10'11"

Fitted wardrobes and storage units. Wood laminate floor covering.

BEDROOM 2 11'5" x 9'11"

Exposed tongue and groove timber flooring.

BEDROOM 3 8'0" x 7'11"

Fitted desk unit and shelving.

FULLY TILED FAMILY BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Access to shelved store and roof space.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished in lawn and range of plants, trees and shrubbery.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Large fully enclosed, private rear garden finished in lawn, paved patio area, roofed pergola. artificial grass, fish pond and range of mature plants, trees and shrubbery.
Outside tap.
PVC oil storage tank.
Boiler house with oil fired central heating boiler.

TIMBER GARDEN ROOM 12'4" x 8'3"

MATCHING DETACHED GARAGE 15'5" x 9'1"

Up and over door. Power and light.

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

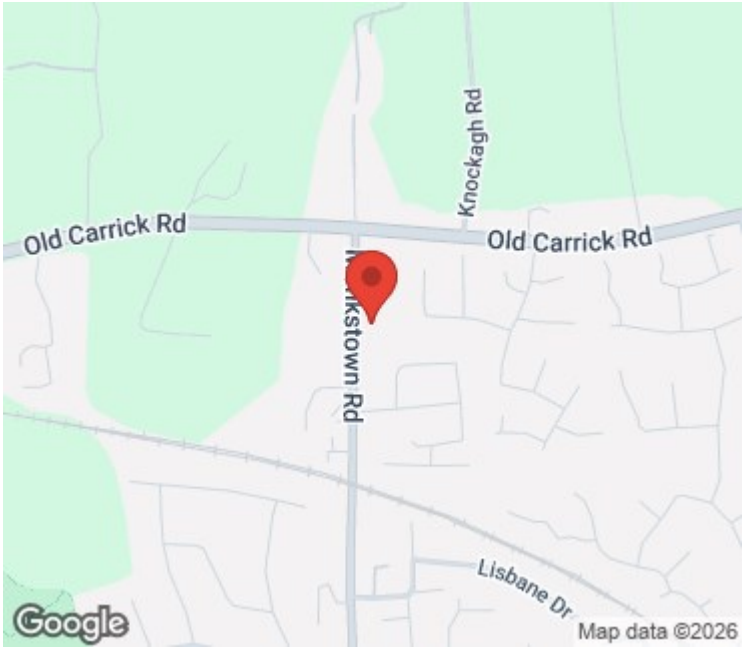
Well presented, three bedroom, detached home with matching detached garage, occupying a generous sized, mature site off Monkstown Road, Newtownabbey.

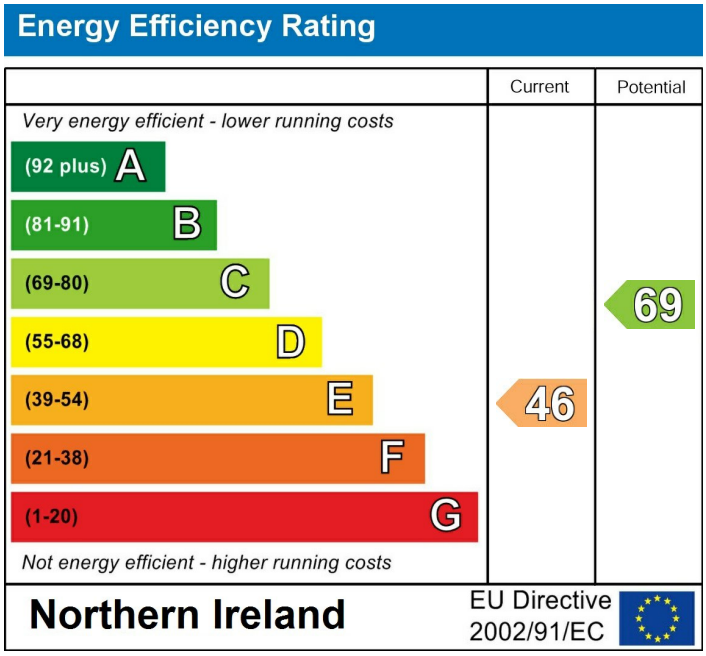
The property comprises entrance hall, lounge through dining room, separate modern fitted kitchen, three bedrooms, and bathroom, with white four piece suite.

Externally, the property enjoys private driveway, matching detached garage, and large, fully enclosed rear garden, finished in lawn, patio areas, fish pond, timber garden room, and range of mature plants, trees and shrubbery.

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

Early interest 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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