COLIN GRAHAM RESIDENTIAL

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3 Hillview Park, Newtownabbey, BT36 5HW

- Refurbished Semi Detached Home
- Bay-Fronted Lounge; Dining Room
- Fully Tiled Bathroom; White Suite
- Oil Heating; PVC Double Glazing
- Attached Garage/Store
- Three Bedroom; Two Reception
- Modern Fitted Kitchen
- Partially Floored Roof Space
- Private Driveway
- Open To Cash Offers Only

Offers Around £145,950

EPC Rating F

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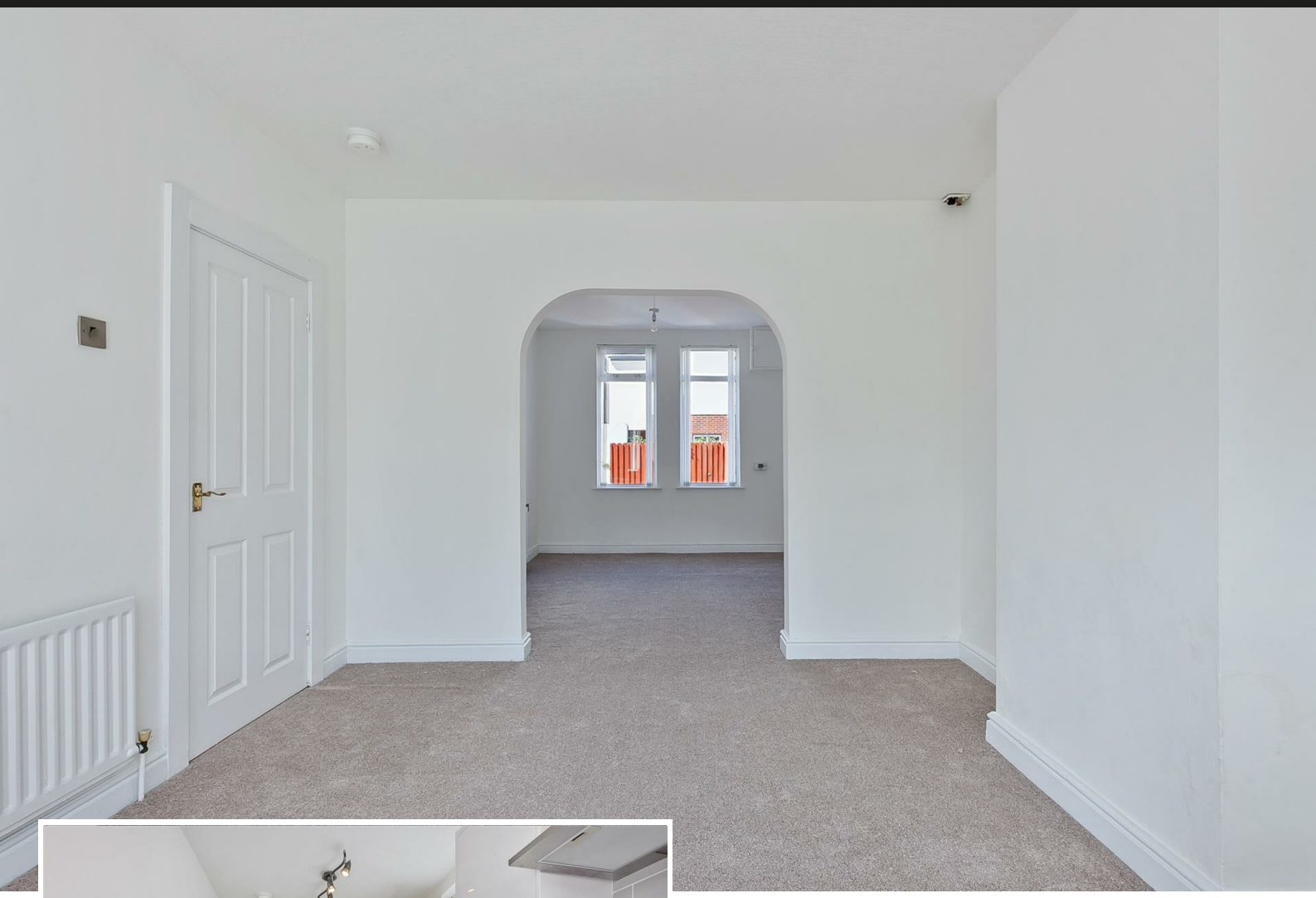
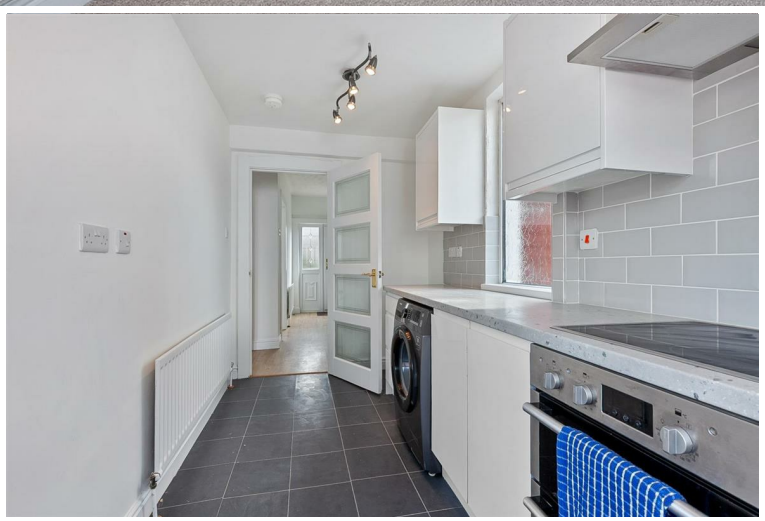




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 12'5" x 11'1" (wps)

Bay window to front elevation. Open arch leading to:

DINING ROOM 11'6" x 10'3"

KITCHEN 15'2" x 6'2"

Modern fitted, white high gloss kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tile effect, wood laminate flooring. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 13'1" x 10'4" (wps)

Bay window to front elevation. Wood laminate floor covering

BEDROOM 2 11'1" x 10'4"

Fitted wardrobes and storage units. Access to hot press.

BEDROOM 3 7'4" x 6'3"

Fixed stairwell to partially floored roof space.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Access to roof space.

PARTIALLY FLOORED ROOF SPACE 15'8" x 9'6"

Power, light and Velux window. Access to under eaves storage.

EXTERNAL

Private driveway finished decorative stone.
External lighting,
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in paved patio areas and decorative stone.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

ATTACHED GARAGE / STORE 16'7" x 6'11"

Timber double doors to driveway. Separate service timber door to rear garden.

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]

Recently renovated, three bedroom/two reception, semi detached home with attached garage/store, situated within Hillview Park, Glengormley, Newtownabbey.

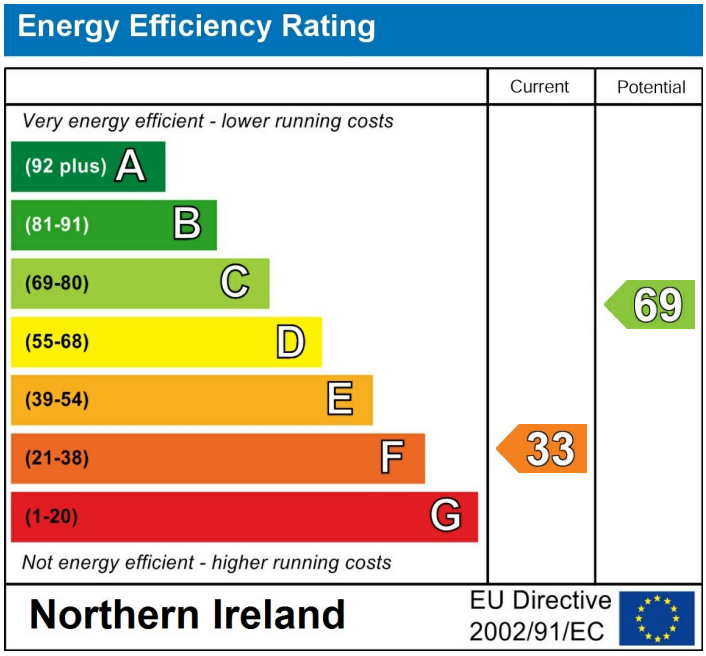
The property comprises entrance hall, bay-fronted lounge, dining room, separate modern fitted kitchen, three bedrooms, and fully tiled bathroom, with white three piece suite, and fixed stairwell to partially floored roof space.

Externally, the property enjoys private driveway, attached garage/store, and low maintenance, fully enclosed rear garden.

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

Early interest recommended.

Open to cash offers only.



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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