COLIN GRAHAM RESIDENTIAL

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32 Doagh Road, Newtownabbey, BT37 9NY

- Immaculately Presented Detached
- Lounge
- Deluxe Bathroom
- PVC Double Glazing
- Low Maintenance Garden
- Four Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Gas Heating
- Private Driveway; Attached Garage
- Convenient Location

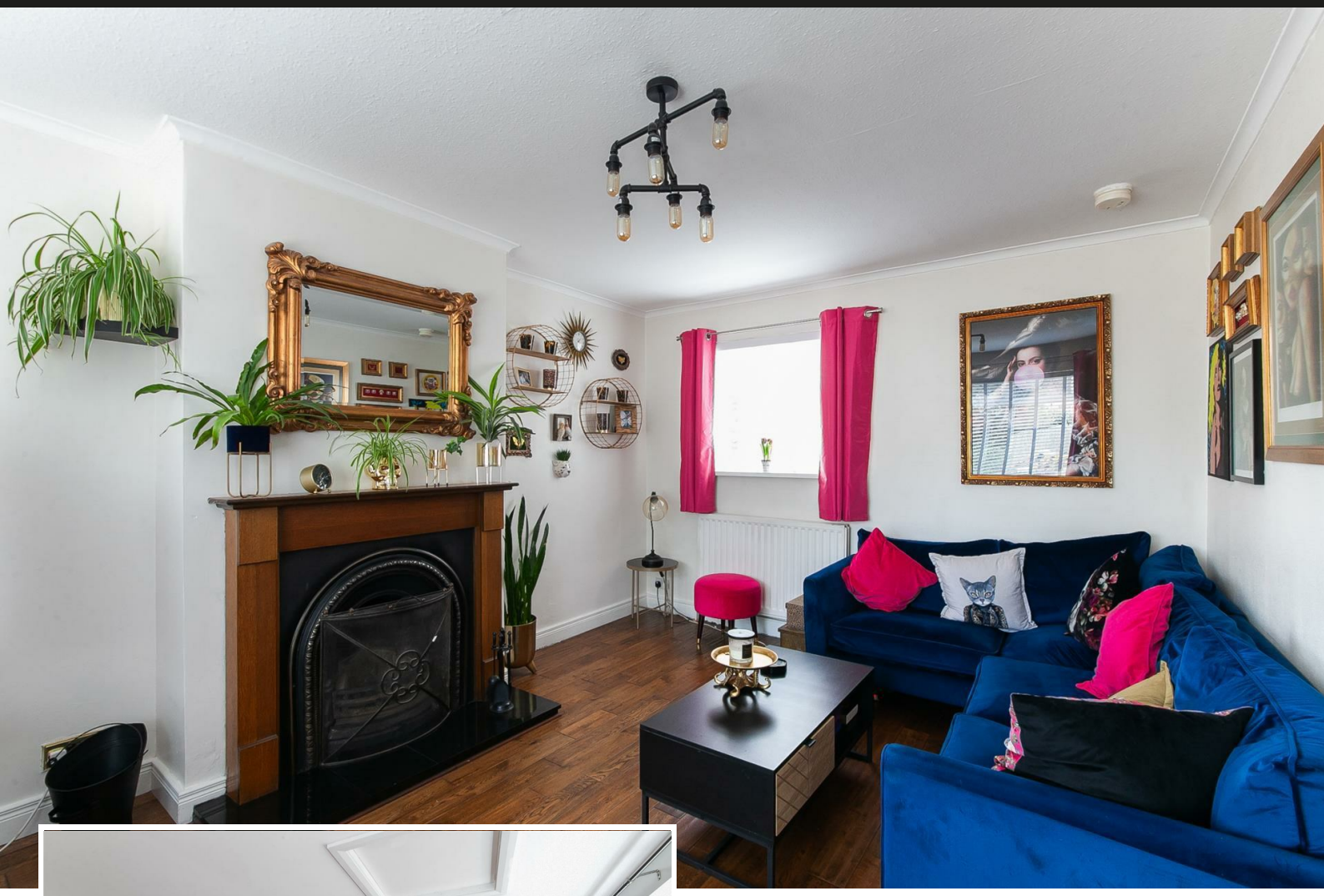
£214,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Timber flooring. Stairwell to first floor. Glass panelled doors to lounge and kitchen. Access to rear hall.

LOUNGE 16'0" x 11'5"

Open fire in cast iron fireplace with granite hearth and timber surround. Dual aspect windows. Timber flooring.

KITCHEN THROUGH DINING ROOM 19'5" x 8'11"

Modern fitted with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Colour coded sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated double oven, fridge and dishwasher. Glass fronted display cabinet. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.







PRINCIPAL BEDROOM 14'7" x 13'1"

Timber flooring. Access to roof space.

ENSUITE SHOWER ROOM

Three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit.

UTILITY HALL

Plumbed for automatic washing machine. Work surface area. Access to integral garage.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 2 14'7" x 7'1"

Wood laminate floor covering.

BEDROOM 3 11'5" x 8'6"

Wood laminate floor covering.

BEDROOM 4 11'10" x 7'2" (wps)

Wood laminate floor covering. Access to wardrobe/store.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled shower unit and glass shower screen over bath. Half tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Double gates leading to private driveway area, finished in brick pavior.
Low maintenance front garden, finished in decorative stone and range of plants, trees and shrubbery.
Timber clad entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Enclosed service area to side, finished in decorative stone and brick pavior.
Fully enclosed, low maintenance rear garden, finished in brick pavior and shrubs.
Outside tap.
External power points.
Second enclosed service area to side, finished in brick pavior.

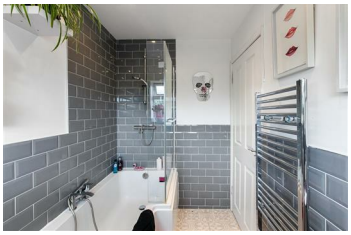
INTEGRAL GARAGE 14'8" x 8'1"

Metal roller shutter door. Separate service door to utility hall. Power, light and gas fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

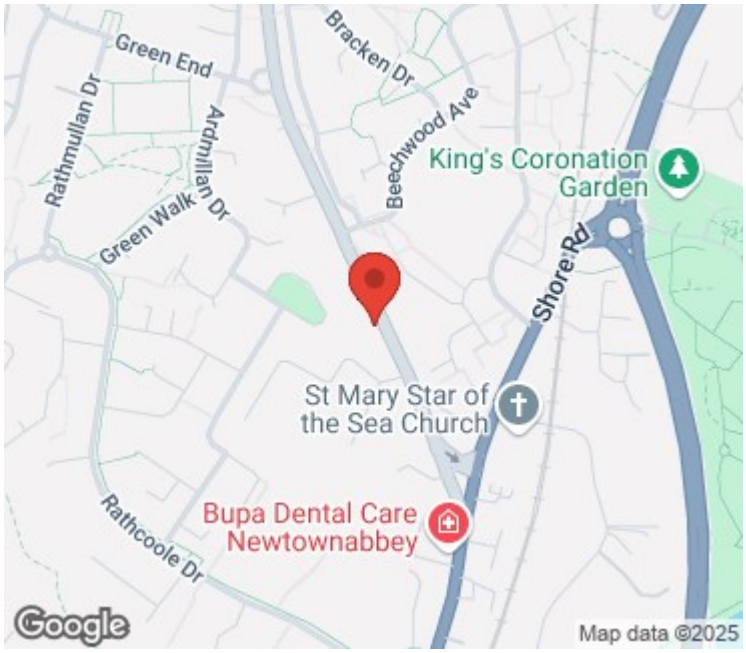
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

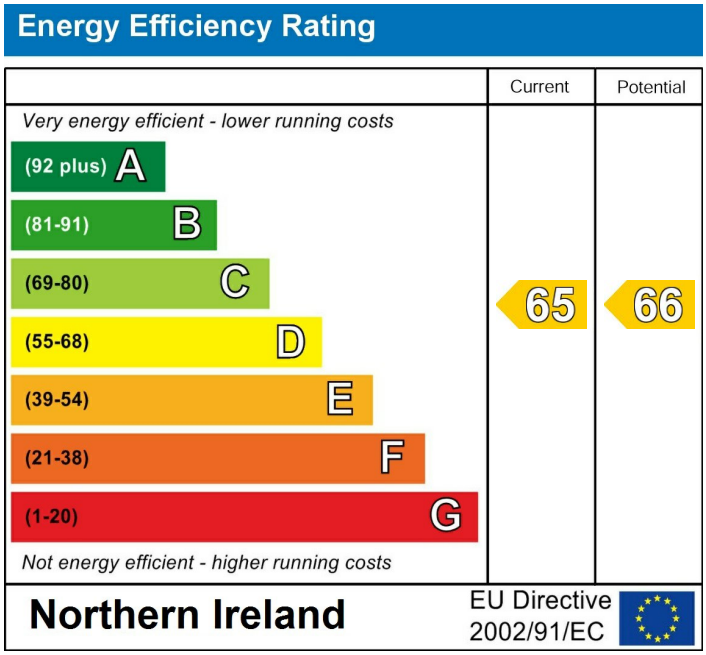






Immaculately presented, four bedroom, detached home with attached garage, conveniently located on the Doagh Road, Newtownabbey, within close proximity to a range of quality schools and motorway access. The property comprises entrance hall, lounge, kitchen through dining room, utility hall, four well-proportioned bedrooms, to include ground floor principal en suite, and deluxe, family bathroom. Externally, the property enjoys private driveway, low maintenance, fully enclosed rear garden, in addition to enclosed service areas to each side of the property. Other attributes include gas heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.





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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