



## 16 Hightown Crescent, Newtownabbey, BT36 7TQ

Offers Over £219,950

- Red brick semi detached property in a quiet cul de sac location
- Lounge with feature fireplace
- Lean to conservatory to rear
- Double glazing in uPVC frames
- Detached garage
- 5 Bedrooms/ 1 reception room or 4 Bedrooms/ 2 Reception
- High gloss fitted kitchen open plan to dining room
- Modern ground floor shower room/ First floor W/C
- Oil fired central heating
- Garden to front and rear

# 16 Hightown Crescent, Newtownabbey BT36 7TQ

This attractive red brick semi-detached property is ideally positioned in a quiet cul-de-sac, offering both privacy and convenience. The versatile layout provides five well-proportioned bedrooms with one reception room, or alternatively four bedrooms and two reception rooms to suit family needs. A welcoming lounge features a charming fireplace, creating a cosy focal point. The high-gloss fitted kitchen is open plan to the dining room, forming a bright and sociable space for everyday living and entertaining. To the rear, a lean-to conservatory overlooks the garden. The home further benefits from a modern ground floor shower room and a first floor W/C, uPVC double glazing, and oil fired central heating. Outside, there are gardens to the front and rear, along with a detached garage.



Council Tax Band:



## GROUND FLOOR

### ENTRANCE HALL

uPVC front door, hot press with insulated copper cylinder, ceramic tiled flooring

### LOUNGE

15'9" x 11'9"

Laminate wood flooring, tiled fireplace with mahogany surround

### KITCHEN

17'5" x 9'1"

Range of high and low level high gloss units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps and vegetable sink, built in stainless steel oven, integrated fridge freezer, integrated microwave, built in hob unit, stainless steel extractor fan and canopy, plumbed for washing machine, integrated dishwasher, wall tiling, ceramic tiled flooring, open plan casual dining area, double glazing patio doors to:

### LEAN TO CONSERVATORY

12'11" x 9'10"

Ceramic tiled flooring

### SHOWER ROOM

Modern suite comprising glazed shower cubicle, Mira electric shower, low flush W/C, vanity unit sink, wall tiling, ceramic tiled flooring, PVC panelled ceiling, downlighters, chrome heated towel rail

### BEDROOM (1)

11'3" x 11'1"

Laminate wood flooring

### BEDROOM (2)

11'4" x 9'1"

Including built in robe, plus separate built in robe

### BEDROOM (3)

10'2" x 9'0"

Laminate wood flooring, plus built in robe

## FIRST FLOOR

### LANDING

Velux window

### CLOAKS

Low flush W/C, wash hand basin, wall panelling

### BEDROOM (4)

15'0" x 9'8"

Into dormer, plus built in robes, Velux window, laminate wood flooring, downlighters, eave storage

### BEDROOM (5)

15'2" x 8'9"

Into dormer, laminate wood flooring, eave storage, Velux window, downlighters

### OUTSIDE

Front: in lawn and artificial grass

Side: tarmac area to side

Rear: paved to rear, uPVC fascia and rainwater goods outside light and tap

### DETACHED GARAGE

23'2" x 11'7"

Roller door, light and power

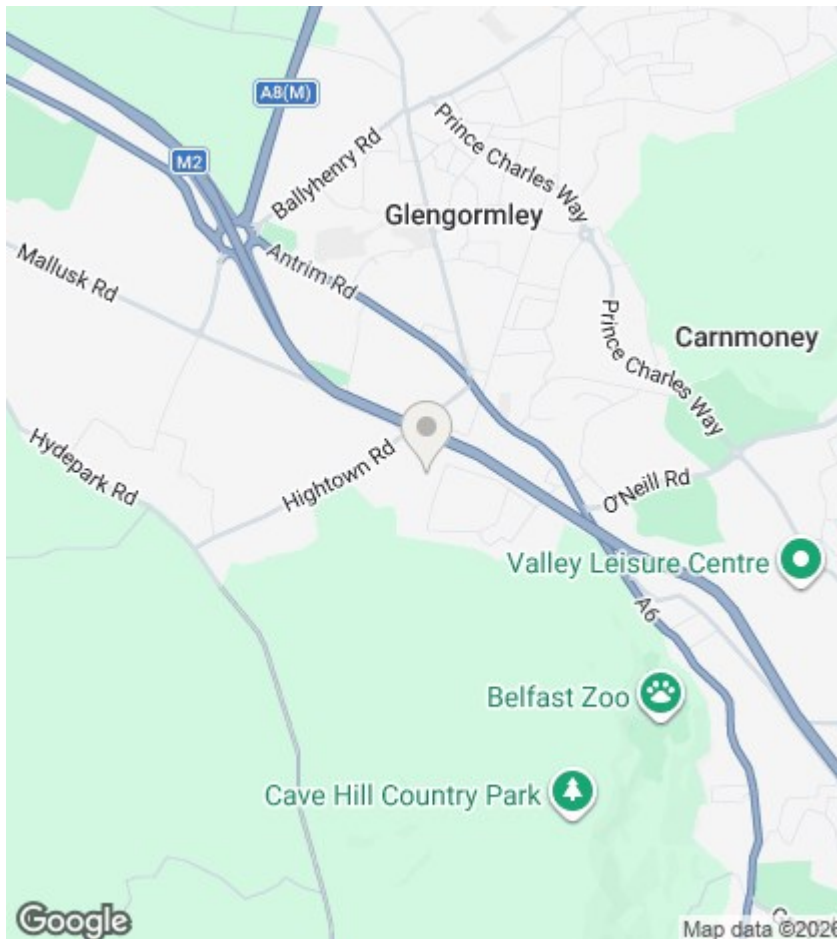
### Disclaimer / Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

D

| 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>                            |         |                         |
| (55-68) <b>D</b>                            | 64      | 73                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

