



72 Hightown Rise, Newtownabbey, BT36 7XJ

Offers Over £199,950

- Semi detached bungalow in highly popular and convenient location
- Open plan lounge/dining room
- Modern shower room
- Double glazing in uPVC frames
- Enclosed to rear
- 3 Bedrooms
- Kitchen
- Oil fired central heating
- Car parking and neat garden to front
- Ideal first time buy or family home

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Situated in a highly popular and convenient location, this attractive semi detached bungalow offers comfortable, well planned accommodation ideal for first time buyers, young families, or those seeking single-level living. The property features three well proportioned bedrooms, a bright and spacious open-plan lounge and dining room, creating the perfect space for relaxing and entertaining. The fitted kitchen provides practical workspace, while the modern shower room is finished to a high standard. Additional benefits include oil fired central heating and uPVC double glazing throughout, ensuring warmth and energy efficiency. Externally, the home enjoys a neat front garden with private off-street parking, while the enclosed rear garden offers a safe and private outdoor space for children, pets, or summer entertaining. Combining a desirable location with generous accommodation and excellent outdoor space, this appealing bungalow presents a fantastic opportunity to purchase a home ready to enjoy from day one.



Council Tax Band: Northern Ireland



Entrance Hall

Built in storage cupboard

Open plan lounge/dining

20'7 x 17'0

Downlighters

Kitchen

11'9 x 9'9

Shaker style kitchen with a range of high and low level units, round edge worksurfaces, plumbed for washing machine, built in oven, inlaid hob, extractor hood, space for fridge and freezer, panelled ceiling, wall tiling

Bedroom (1)

14'5 x 10'0

Built in wardrobes, laminate wood flooring

Bedroom (2)

9'11 x 7'10

Bedroom (3)

11'11 x 6'10

Rear Hallway

Hot press with insulated copper cylinder

Shower Room

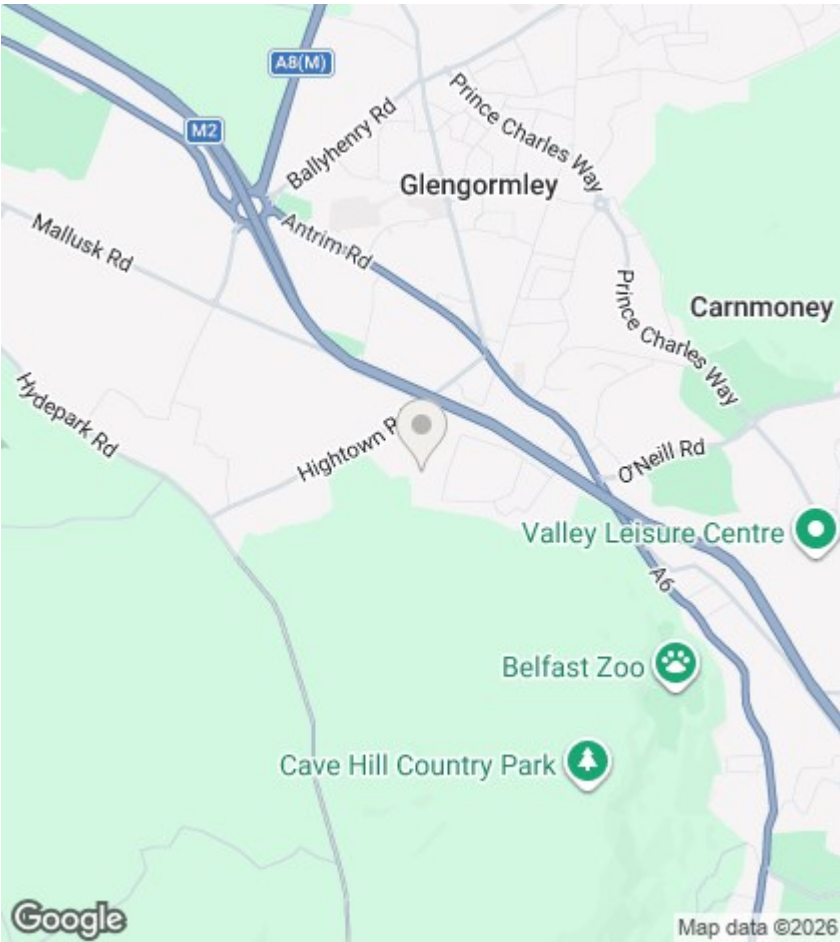
Shower unit with thermostatically controlled shower, rainwater effect shower head, glazed shower screen, floating wash hand basin, low flush W/C, extractor fan, heated towel rail, PVC panelled ceiling

Outside

Front: Neat lawn, plants, hedges and shrubs, tarmacked driveway

Side: Lean to

Rear: Paved patio area, plants, trees and shrubs, hedges, oil fired boiler, uPVC oil storage tank, shed



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) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC