



6 Glenview Crescent, Newtownabbey, BT37 0TW

Offers Over £199,950

- Semi detached villa in highly popular and convenient location
- Lounge with feature wood burning stove, open to dining room
- Downstairs W/C
- Gas fired central heating/ Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- 3 Bedrooms
- Modern fitted kitchen
- Bathroom suite
- Tarmacked driveway to front/Enclosed garden to rear
- Located close to excellent schools, shops and frequent public transport links

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Situated in a highly popular and convenient location, this attractive semi-detached villa offers well-proportioned accommodation ideal for a range of buyers. The property comprises three bedrooms, a welcoming lounge featuring a wood-burning stove, opening through to the dining room, and a modern fitted kitchen. Further benefits include a downstairs WC and a bathroom suite.

The property is equipped with gas-fired central heating and uPVC double glazing, together with uPVC fascias and rainwater goods. Externally, a tarmacked driveway to the front provides off-road parking, while an enclosed rear garden offers an excellent outdoor space. Ideally positioned close to excellent schools, local shops and public transport facilities, this home combines comfort, practicality and convenience.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Ceramic tiled flooring, uPVC front door

Lounge Open Plan To Dining Room

26'1 x 11'11 (max)

Laminate wood flooring, wood burning stove, French doors

Kitchen

19'11 x 10'4 (max)

Modern fitted kitchen, range of high and low level units, round edge worksurfaces, built in stainless steel oven, inlaid hob, stainless steel extractor fan, single drainer stainless steel sink unit with vegetable sink and mixer tap, plumbed for washing machine, plumbed for dishwasher, built in fridge freezer, ceramic tiled flooring

Downstairs W/C

Vanity sink unit with mixer tap, low flush W/C, ceramic tiled flooring, wall tiling

First Floor

Landing

Bedroom (1)

16'4 (max) x 11'11

Bedroom (2)

10'9 x 8'5

Bedroom (3)

10'4 x 8'5 (max)

Bathroom

Panelled bath unit with mixer tap, separate shower unit, thermostatic controlled shower, glazed shower screen, ceramic tiled flooring, wall tiling, extractor fan, downlighters, low flush W/C, pedestal wash hand basin

Outside

Front: In lawn, hedges, tarmacked driveway

Side: Tarmacked driveway

Rear: Enclosed to rear, in lawn, hedges, plants and shrubs, trees, shed, recently fitted uPVC fascia and rain water goods

Disclaimers/ Additional Information

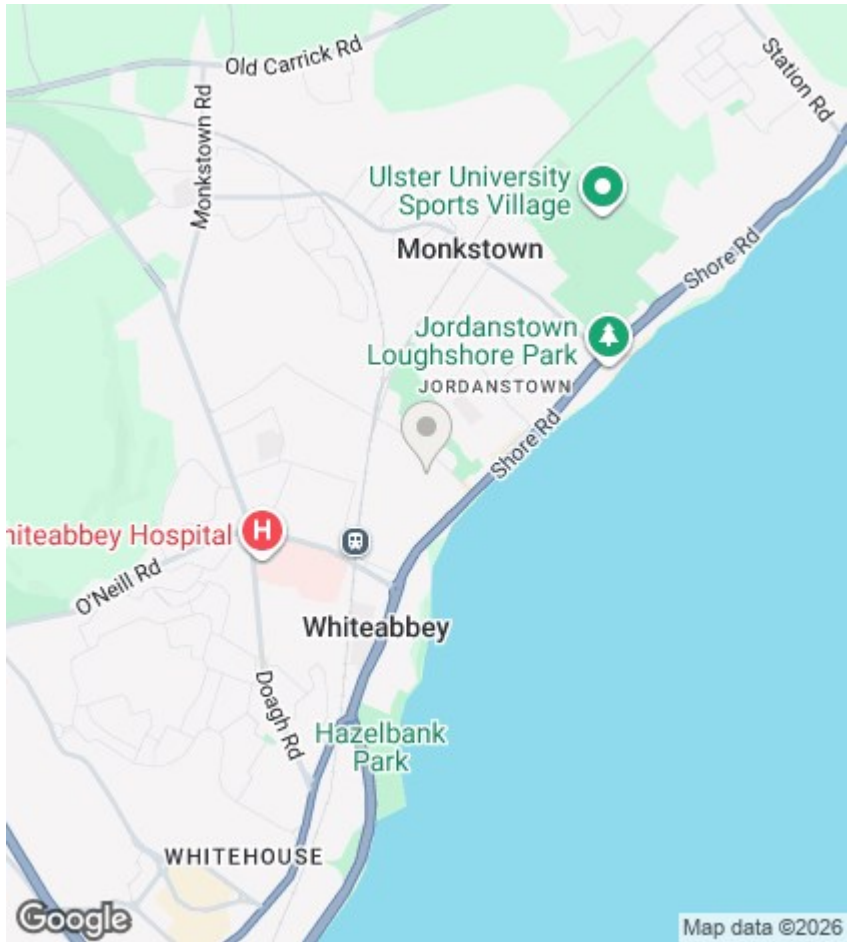
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

