



74 Collinward Avenue, Newtownabbey, BT36 6DZ

Offers Over £189,950

- Meticulously refurbished semi detached villa in highly popular and convenient location
- Lounge
- Modern bathroom suite
- Double glazing in uPVC frames
- Tarmacked driveway to front, generous, enclosed garden to rear
- 3 Bedrooms
- Modern kitchen, open plan with dining room
- Gas fired central heating
- Electrical safety certificate available

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Situated in a highly popular and convenient location, this meticulously refurbished semi-detached villa offers stylish, modern accommodation throughout. The property comprises a welcoming lounge, complemented by a contemporary fitted kitchen open plan to the dining room, creating an ideal space for everyday living and entertaining. There are three well-proportioned bedrooms, together with a modern bathroom suite finished to a high standard.

Further benefits include gas-fired central heating, double glazing within uPVC frames and an available electrical safety certificate. Externally, the property boasts a tarmacked driveway to the front, providing convenient off-street parking, while the rear features a generous, enclosed garden, perfect for outdoor relaxation and entertaining. Early viewing is highly recommended.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Porch

Feature ceramic tiled flooring, uPVC front door

Entrance Hall

Laminate wood flooring

Lounge

13'10 x 12'11

Laminate wooden flooring, downlighters, electric fire

Dining Room

10'1 x 9'11

Laminate wood flooring, downlighters, understairs storage

Kitchen

9'11 x 6'8

Modern kitchen with a range of high and low level units, round edge work surfaces, feature under cabinet lighting, built in stainless steel oven, in laid hob, stainless steel extractor fan, feature wall tiling, ceramic tiled flooring, downlighters, plumbed for washing machine

Utility Area

Ceramic tiled flooring, uPVC back door

First Floor

Landing, access to roofspace

Bedroom (1)

12'11 x 9'5

Bedroom (2)

9'11 x 9'8

Built in storage with gas boiler

Bedroom (3)

9'6 (max) x 7'4

Built in wardrobe

Modern Bathroom

Modern bathroom, electric shower, glazed shower screen, pedestal wash hand basin, low flush W/C, ceramic tiled flooring, wall tiling, downlighters, extractor fan

Outside

Front: Tarmacked driveway, in lawn, plants and shrubs

Side: Tarmacked driveway

Rear: Enclosed and impeccably kept garden to the rear, paved patio area, in lawn

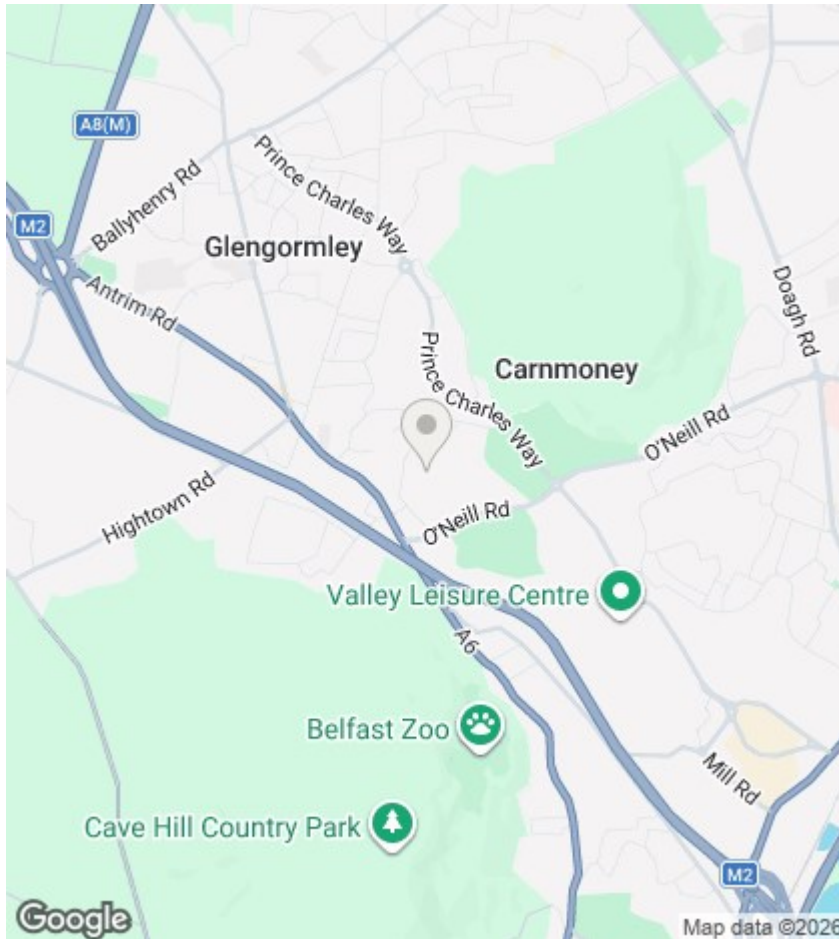
Disclaimer/ Additional Information

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) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

