McMillan McClure
Always Moving









56 Graymount Parade, Newtownabbey, BT36 7DP

Offers Over £109,950

- Semi detached villa in highly popular location
- Lounge
- Modern bathroom
- Gas fired central heating
- Located close to excellent schools, shops and public transport links
- 2 Bedrooms (both with built in storage)
- Kitchen with range of high and low level units
- Double glazing in uPVC frames
- Well presented throughout
- Ideal first time buy, investment opportunity or family home

11 Portland Avenue, Glengormley, Newtownabbey, County Antrim, BT36 5EY
028 90 800 000
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https://www.mcmillanmcclure.

56 Graymount Parade, Newtownabbey BT36 7DP

Attention all buyers! An excellent opportunity to purchase this well presented semi detached villa, located in the ever popular Graymount development. The property boasts 2 bedrooms, a lounge, kitchen, bathroom, double glazing in uPVC frames and gas fired central heating. Early viewing is highly recommended as properties in this particular area don't stay on the market for long.

2 1 1 D

Council Tax Band: Northern Ireland







Ground Floor

Entrance Hall
Laminate wood flooring, uPVC front door, storage cupboard

Lounge
14'9 x 9'11
French doors to rear

Kitchen
13'3 (at max) x 8'9
Range of high and low level units, round edge worksurfaces, stainless steel oven, stainless steel extractor fan, gas hob, single drainer stainless steel sink unit with mixer taps and vegetable sink, wall tilling, laminate wood flooring, space for fridge freezer, breakfast bar

First Floor
Access to roofspace, hot press with gas boiler, separate storage cupboard

Landing

Bedroom (1)
10'0 x 9'4
Built in storage cupboard

Bedroom (2)
13'5 x 5'8
Built in storage cupboard

Bathroom
Bath unit, electric shower, glazed shower screen, wall tiling, low flush WC, ceramic tiled flooring, sink unit, chrome heated towel rail

Outside
Front: In paving, in stones
Rear: In paving, in stones, shed, outside light and tap

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.

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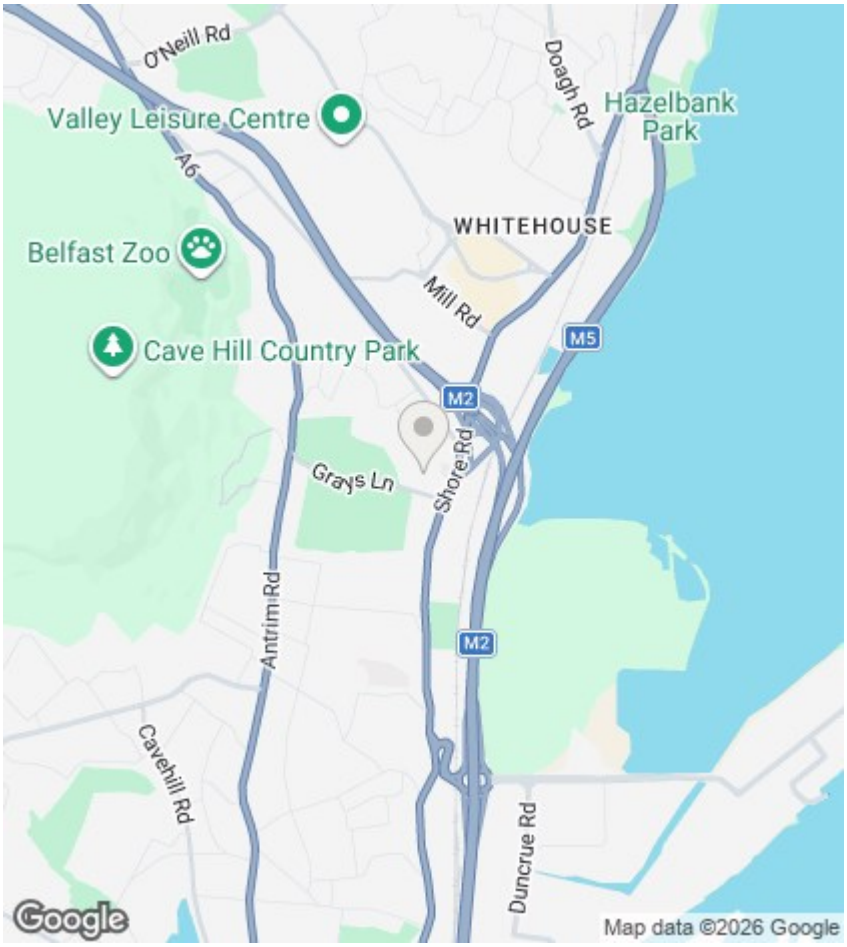
Tenure - Leasehold Broadband & mobile checker for Northern Ireland https://www.nidirect.gov.uk/services/broadband-and-mobile-checker Flooding maps for Northern Ireland https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area Please note the information 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:

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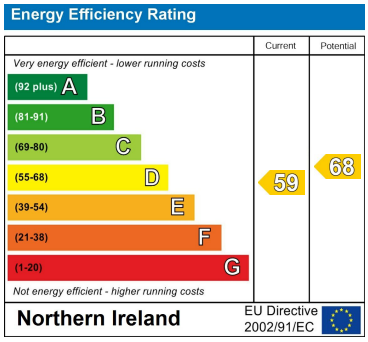

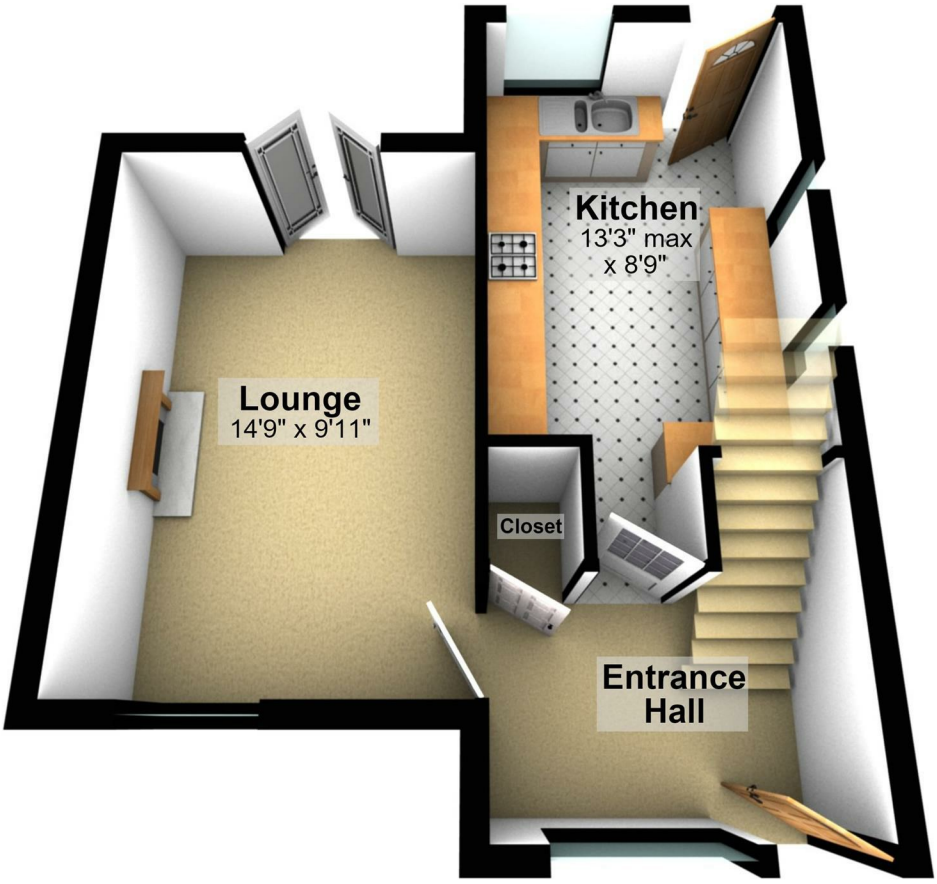

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