

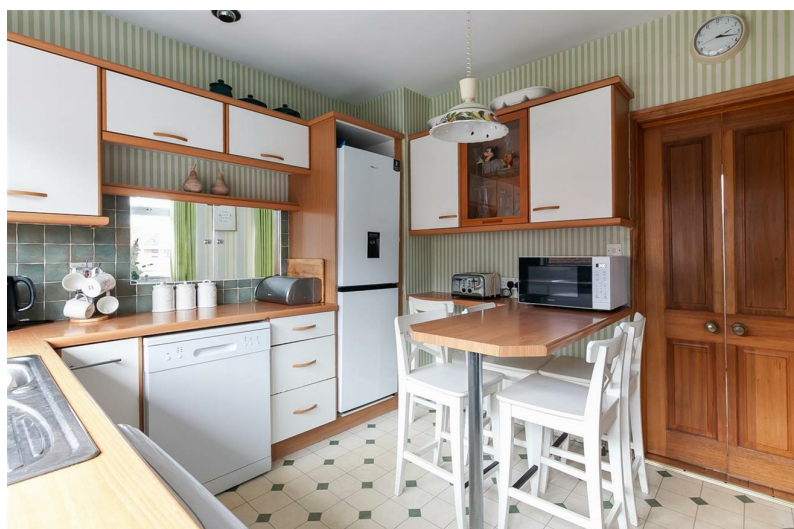


16 Woodford Crescent, Newtownabbey, BT36 6TW

- Detached Bungalow
- Lounge; Separate Dining Room
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Three Bedrooms
- Conservatory
- Deluxe Shower Room
- Garage and Driveway
- Convenient, Well Sought After Location

Offers Over £209,950

EPC Rating D



16 Woodford Crescent, Newtownabbey, BT36 6TW



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Timber flooring. Access to partially floored roof space via slingsby style ladder. Access to store with gas fired central heating boiler.

#### LOUNGE 15'9" x 10'5"

Cast iron, wood burning stove on slate hearth. Picture window to front elevation. Open arch leading to:

#### DINING ROOM 9'1" x 8'11"



## **KITCHEN WITH INFORMAL DINING AREA 11'5" x 9'11"**

Fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Fitted breakfast bar unit to match work surface. Splashback tiling to walls. Glass fronted display cabinet. PVC double glazed door to driveway.

## **BEDROOM 1 14'0" x 10'0"**

Fitted wardrobes in mirror panelled doors. Wood laminate floor covering. Glass panelled French doors leading to:

## **CONSERVATORY 13'9" x 11'6" (wps)**

In double glazed frame with matching French door to rear garden. Power, light, radiator and tile effect flooring.

## **BEDROOM 2 11'10" x 10'0"**

Wall to wall fitted wardrobes in sliding panelled and mirror panelled doors. Wood laminate floor covering.

## **BEDROOM 3 10'0" x 6'8"**

Wood laminate floor covering.

## **SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized, panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Splashback tiling to sink. Tile effect flooring.

## **EXTERNAL**

Double gates leading to generous sized private driveway, finished in tarmac.

Front and side gardens finished in lawn.

PVC soffits, fascia and rainwater goods.

Outside tap.

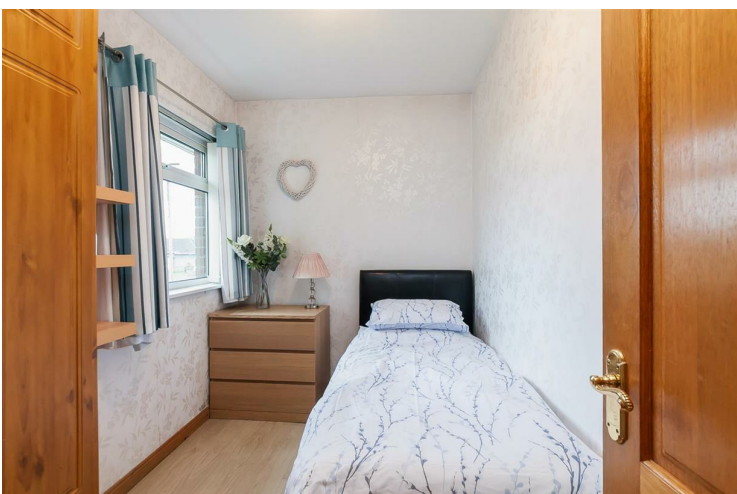
Entrance porch.

Fully enclosed rear garden finished in lawn, raised timber decking and concrete service area.

## **MATCHING DETACHED GARAGE approx 17'1" x 7'10"**

Up and over garage door. Separate service door.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Well presented, three bedroom/two+ reception, detached bungalow with conservatory and matching detached garage, occupying a prime site within the Woodford area of Carnmoney, Newtownabbey.**

**The property comprises entrance hall, lounge, dining room, conservatory, kitchen with informal dining area, three bedrooms, and deluxe shower room.**

**Externally, the property enjoys private driveway, matching detached garage, and gardens front, side and rear.**

**Other attributes include gas heating, PVC double glazing and convenient location.**

**Early viewing highly recommended.**



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>	<b>63</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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