



23 Harmin Crescent, Newtownabbey, BT36 7UP

- Semi Detached Home
- Lounge; Focal Point Decorative Fireplace
- Deluxe Bathroom; Four Piece Suite
- Paved Private Driveway Area
- Generous Sized Rear Garden
- Three Well Proportioned Bedrooms
- Luxury Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £164,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching double glazed side screens. Marble effect tiled flooring. Stairwell leading to first floor. Anthracite vertical wall radiator. Recessed spotlights. Open arch into:

LOUNGE 14'11" x 12'11"

Focal point, decorative fireplace with tiled hearth. Integrated storage units with matching shelving over, either side of fireplace. Parquet style wood laminate floor covering. PVC double glazed picture window to front elevation. Recessed spotlights. Open arch into:



KITCHEN THROUGH DINING ROOM 16'6" x 8'4"

Luxury fitted kitchen with range of high and low level storage units and contrasting, marble effect, melamine work surface. Matching breakfast bar return. Composite 1.25 bowl sink unit with matching draining bay and swan neck mixer tap over. Integrated, touch screen four ring hob with pyramid style extractor canopy over. Integrated, electric, under counter oven. Integrated fridge freezer, washer dryer, dishwasher and recycling caddy. Built in bespoke seating area in dining room. Part tiling to walls. Tiled floor. PVC double glazed windows to rear elevation. Recessed spotlights. Access to under stairs store. PVC double glazed door leading to side paved driveway/service area.

FIRST FLOOR

LANDING

Wood laminate floor covering. Access to roof space with light and slingsby style ladder.

BEDROOM 1 14'0" x 9'3"

Range of built in bedroom furniture encompassing wardrobes, bedside cabinets and overhead lockers. Matching, built in, floating TV unit and vanity dressing table. PVC double glazed picture window to front elevation.

BEDROOM 2 9'7" x 9'5"

Wood laminate floor covering. PVC double glazed picture window to rear elevation.

BEDROOM 3 10'9" x 6'9" (wps)

Wood laminate floor covering. Built in wardrobe. Access to built in store with gas fired central heating boiler.

DELUXE FULLY TILED BATHROOM 6'8" x 5'1"

Contemporary, white, four piece suite comprising panelled bath, vanity unit with twin wash hand basins, and concealed cistern WC. Thermostat controlled shower unit, matching drench shower head, and glass shower screen over bath. Chrome towel radiator. Recessed spotlights.

EXTERNAL

Brick pillars leading to paved private driveway.

Front garden finished in lawn.

Further paved service/driveway area leading to matching detached garage.

Fully enclosed, generous sized rear garden finished in lawn, paved patio area, and timber decking with timber gazebo.

Outside tap.

MATCHING DETACHED GARAGE 14'4" x 8'10"

Roller shutter door, PVC double glazed part frosted window, light and power.

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.



Immaculately presented, recently renovated, three bedroom semi detached home with matching detached garage, occupying a generous sized site within the popular and conveniently located Harmin area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge with focal point, decorative fireplace encompassing integrated storage units and shelving either side, kitchen through dining room with luxury fitted kitchen and integrated seating area, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary four piece suite.


Externally, the property enjoys paved private driveway, front garden finished in lawn, further paved service/driveway area leading to matching detached garage, and fully enclosed, generous sized rear garden finished in lawn, paved patio area, and timber decking with timber gazebo.

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

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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 	

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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