


8 Hollybrook Avenue,
Newtownabbey, County Antrim,
BT36 4ZL

Asking Price: £199,950

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £199,950

Council Tax Band:

EPC Rating: TBC

Viewing Strictly By Appointment

Description

Reeds Rains are pleased to present for sale this spacious semi detached home located in the popular Hollybrook area of Newtownabbey. The property comprises three double bedrooms, spacious living area, modern fitted kitchen, separate dining area, three piece bathroom suite and ensuite shower room. The property further boasts gas fired central heating, upvc double glazing throughout and enclosed rear garden. Properties in Hollybrook are in huge demand and early viewing recommended

Entrance Hall

Lounge

15' x 14' (4.57m x 4.27m)

Naturally bright and spacious lounge complete with feature fireplace with open fire. Finished with laminate flooring and bespoke wall panelling.

Kitchen Open To:

21'10" x 10'9" (6.65m x 3.28m)

Recently installed kitchen with range of high and low level units with matching worktop surfaces. Composite sink with chrome mixer tap. Built in electric oven and gas hob with stainless steel extractor fan overhead and glass splashback. Integrated dishwasher and housing for American style fridge freezer. Open to:

Dining Area

Ample casual dining space located just off the kitchen. Breakfast bar area and double doors leading to enclosed rear garden.

Stairs To First Floor Landing

Master Bedroom

13'4" x 8'6" (4.06m x 2.6m)

Spacious double bedroom with dormer window to the front. Built in mirrored slider robes.

Ensuite Shower Room

10'9" x 7'5" (3.28m x 2.26m)

Spacious ensuite complete with pvc walls and ceiling. Large walk in shower cubicle. Twin chrome heated towel rails. Sink with vanity unit underneath.

Bedroom Two

10'10" x 7'6" (3.3m x 2.29m)

Double bedroom. Laminate flooring.

Bedroom Three

9'4" x 7'8" (2.84m x 2.34m)

Velux window. Laminate flooring.

Family Bathroom

10'10" x 6'2" (3.3m x 1.88m)

Modern three piece bathroom suite comprising panel bath with mains shower overhead. Low flush WC and sink with vanity unit beneath. Pvc walls and ceiling with spotlights. Large chrome heated towel rail.

Externally

Off Street Parking

Tarmac off street parking with gated driveway. Gated access to rear garden.

Gated Enclosed Garden

Fully enclosed rear garden with decorative paved patio and decked area. Garden shed with electric points. Ideal for hosting family and friends.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uk/si/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

For full EPC please contact the branch.