


6 Foxtan Green, Newtownabbey,
County Antrim, BT36 5FL

Asking Price: £219,950

 **Reeds Rains**

reedsrains.co.uk

Foxton Green, Newtownabbey, County Antrim, BT36

Asking Price: £219,950

EPC Rating: B

Viewing strictly by appointment

Description

Reeds Rains are pleased to present For sale this superb semi-detached family home situated in the affluent Foxton development Newtownabbey. The property comprises three generous bedrooms, master with ensuite, spacious living area, modern fitted kitchen and contemporary bathroom suite. Further benefits include gas fired central heating, Upvc double glazing throughout, downstairs WC, off street parking and enclosed rear gardens. This property is sure to first time buyers and second time buyers alike.

Entrance Hall

Lounge

15'9" x 12 (4.8m x 12)

Front aspect bright and spacious living area, carpet flooring.

Kitchen / Dining area

16'2" x 11'8" (4.93m x 3.56m)

Modern fitted kitchen comprising ceramic tiled floors and splashbacks, a range of high and low level grey units with matching worksurfaces complete with a range of integrated electrical appliances.

Downstairs WC

Two piece suite comprising dual flush WC and pedestal wash hand basin, ceramic tiled flooring.

Stairs to;

Bedroom One

13'5" x 11' (4.1m x 3.35m)

Front aspect double bedroom, Carpet, ensuite shower room

Ensuite

White three piece suite comprising ceramic tiled flooring and splashbacks, dual flush WC, pedestal wash hand basin and walk in shower

cubicle.

Bedroom Two

10'1" x 8'4" (3.07m x 2.54m)

Rear aspect double bedroom, Carpet

Bedroom Three

10'8" x 7'7" (3.25m x 2.3m)

Rear aspect double bedroom, Carpet

Bathroom

Contemporary three piece suite comprising ceramic tiled flooring and splashbacks, panelled bath, dual flush WC and unit housed wash hand basin.

External

Off street parking to the front and enclosed part paved part lawned gardens to the rear.

Customer Due-Diligence

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/ukxi/2017/692/c> ontents

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.

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All Measurements

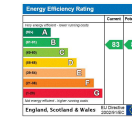
All Measurements are Approximate.

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.



For full EPC please contact the branch.