

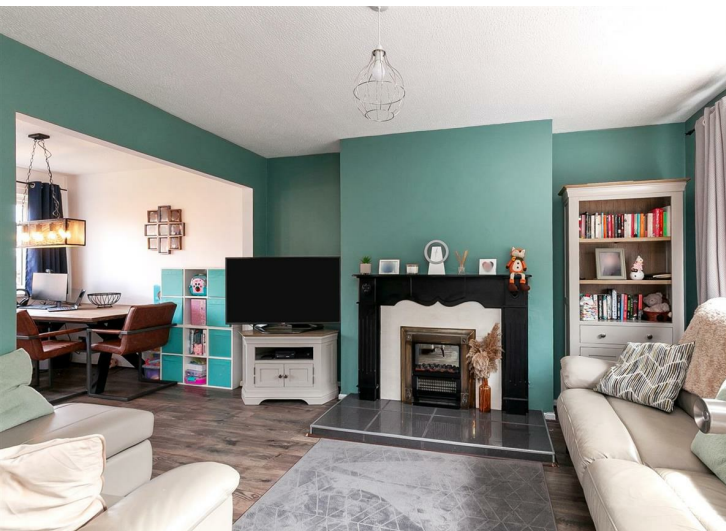


9 Hillcrest Drive, Newtownabbey, BT36 6EQ

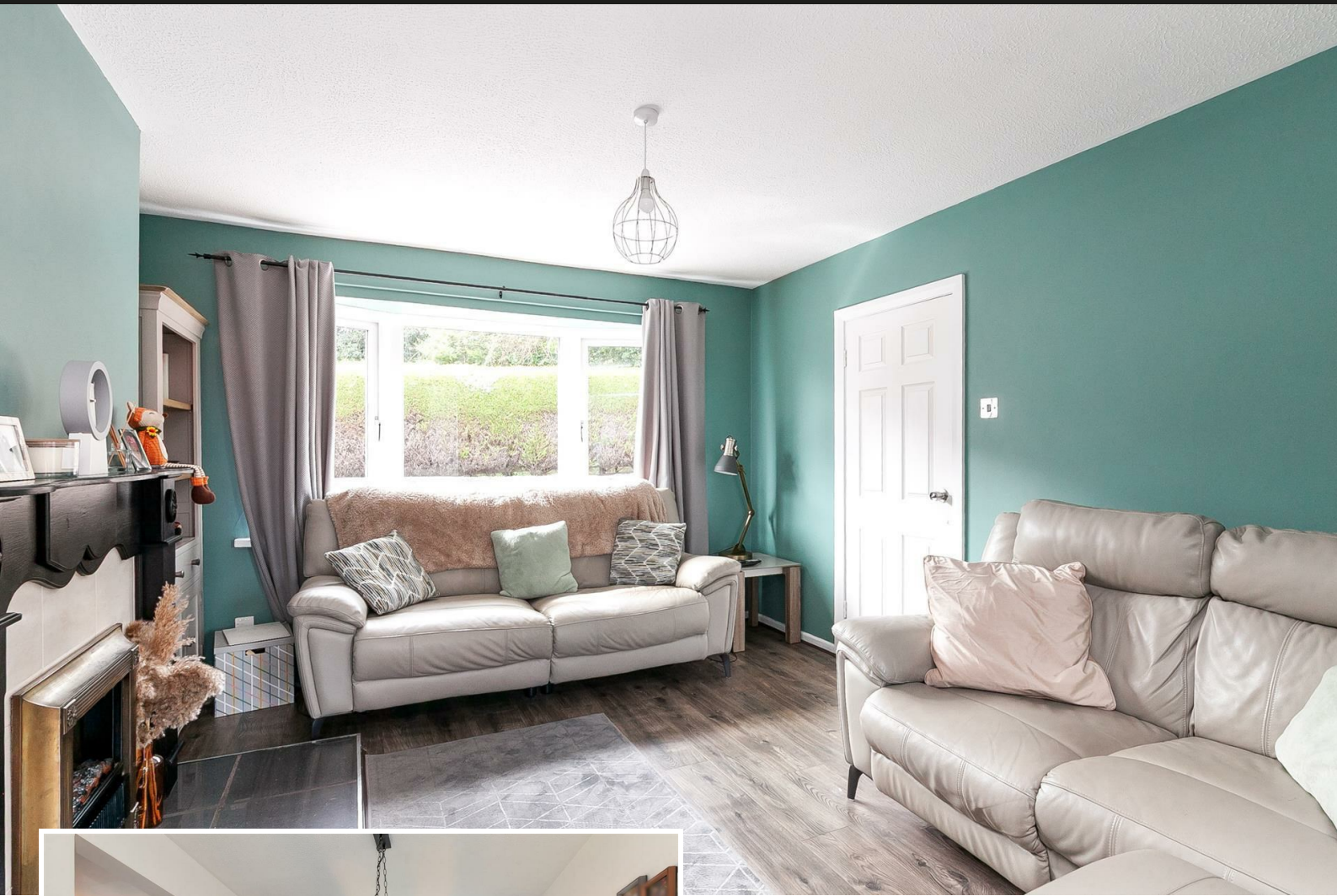
- Semi Detached Home
- Lounge: Dining Room
- Bathroom; White Three Piece Suite
- Private Driveway
- Convenient Location
- Three Well-Proportioned Bedrooms
- Separate Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £149,950

EPC Rating E



9 Hillcrest Drive, Newtownabbey, BT36 6EQ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor.

#### LOUNGE 12'9" x 12'0" (plus bay)

Bay window to front elevation. Focal point tiled fireplace with tiled hearth and timber surround. Wood laminate floor covering. Open arch leading to:

#### DINING ROOM 9'6" x 7'10"

Wood laminate floor covering.



## KITCHEN 10'4" x 9'6"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with glass splashback and stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

## FIRST FLOOR

### LANDING

Access to shelved hot press and roof space.

### BEDROOM 1 12'9" x 8'7"

View towards Cave Hill.

### BEDROOM 2 11'8" x 9'7" (wps)

Built in wardrobe. Elevated rural views. Wood laminate floor covering.

### BEDROOM 3 9'8" x 9'4" (wps)

### DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head and glass shower screen. Chrome towel radiator. Fully panelled walls. Tile effect flooring.

### EXTERNAL

Private driveway finished in decorative stone.

Low maintenance front garden, finished in slate chippings.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

External lighting.

Oil fired central heating boiler.

PVC oil storage tank.

## 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, semi detached home, conveniently located off the Doagh Road, Newtownabbey.**

**The property comprises entrance hall, lounge, dining room, separate modern fitted kitchen, three well-proportioned bedrooms, and bathroom with contemporary, white, three piece suite.**

**Externally, the property enjoys private driveway, low maintenance front garden, and fully enclosed rear garden, finished in lawn and paved patio area.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



### 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>66</b>
(39-54) <b>E</b>	<b>46</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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