



## 7 Cherryvale Park, Newtownabbey, BT36 7UQ

- Semi Detached Bungalow
- Lounge; Focal Point Decorative Fireplace
- Deluxe Shower Room
- Private Driveway; Matching Detached Garage
- Convenient Location; Immaculately Presented
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Generous Sized Gardens; Corner Site
- Chain Free Sale

Offers Over £179,950

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front entrance door with matching double glazed side screens. Wood laminate floor covering. Access via slingsby style ladder to floored roof space with light in power. Access to built in shelved hot press.

#### LOUNGE 16'10" x 12'5"

Focal point, decorative fireplace with electric fire inset. Wood laminate floor covering. Picture window to front elevation.



## **KITCHEN WITH INFORMAL DINING AREA 12'9" x 10'0"**

Modern fitted kitchen with a range of high and low level storage units and contrasting melamine work surface. Matching breakfast bar bench. Stainless steel 1.25 bowl sink unit with draining bay. Integrated, four ring, touch screen hob with retractable extractor hood over. Integrated eye level oven and grill. Integrated fridge freezer, washing machine and dishwasher. Part tiled walls. Wood laminate floor covering. PVC double glazed door leading to rear garden.

## **BEDROOM 1 11'0" x 10'11"**

Picture window to rear elevation. Built in double wardrobe.

## **BEDROOM 2 11'1" x 7'10"**

Built in double wardrobe.

## **BEDROOM 3 8'6" x 7'10"**

Wood laminate floor covering. Currently utilised as a dining room.

## **DELUXE FULLY TILED SHOWER ROOM**

White three piece suite comprising shower enclosure, semi pedestal wash hand basin and WC. Electric shower unit.

## **EXTERNAL**

Generous sized private driveway finished in tarmac.

Large front and side gardens finished in lawn, decorative stone and range of plants, trees and shrubbery.

External lighting.

Fully enclosed, south facing rear garden finished in lawn, decorative stone, patio area, and range of plants, trees and shrubbery.

PVC oil storage tank.

Outside tap.

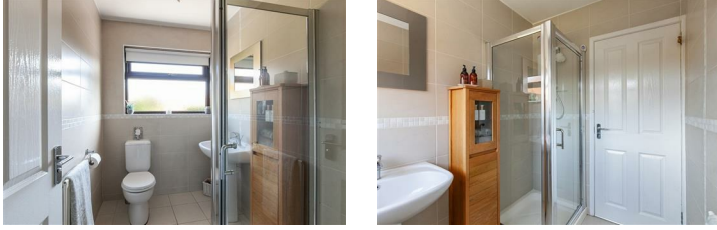
## **MATCHING DETACHED GARAGE 19'3" x 9'10"**

Roller shutter door, separate service door, light, power and oil fired central heating boiler.

## **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, three bedroom, semi detached bungalow with matching detached garage, occupying a generous sized corner site, conveniently located off Burneys Lane, Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge with focal point decorative fireplace, modern fitted kitchen with informal dining area, three well proportioned bedrooms, and deluxe shower room with three piece suite.**

**Externally the property enjoys generous sized driveway finished in tarmac, matching detached garage, large front and side gardens finished in lawn, decorative stone and range of plants, trees and shrubbery, and fully enclosed, south facing rear garden finished in lawn, decorative stone, patio area and range of plants, trees and shrubbery.**

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

**Early viewing highly recommended.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
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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