

36 Glebecoole Park,  
Newtownabbey, BT36 6HX

**Offers in excess of: £159,950**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)



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**Offers in excess of: £159,950**

Council Tax Band:

EPC Rating: D

Viewing Strictly By Appointment!

**Description**

Reeds Rains are delighted to present for sale this deceptively spacious semi detached home located within walking distance of Glengormley Village. This beautiful home comprises lounge and a spacious open plan kitchen dinning area to the ground floor. The first floor accommodation is complete with two double bedrooms and modern bathroom suite. Further features and benefits include upvc double glazing, rain water goods and fascia and gas fired central heating. Externally this home boasts off street parking to the front and and enclosed garden to the rear. Early viewing is recommended!

**Entrance Hall**

Laminate wooden flooring. Built in understairs storage cupboard.

**Lounge**

9'10" x 9'4" (3m x 2.84m)  
Naturally bright lounge with large window aspect to the front. Laminate wood flooring, feature cast iron fireplace, open fire, tiled hearth.

**Kitchen Open To:**

20'5" x 10'5" (6.22m x 3.18m)  
Stunning range of high and low level units with matching Quartz worktop surfaces and upstands. Recessed sink with chrome mixer tap. Bespoke fitted Quartz peninsula offering ample dining space. Integrated appliances to include dishwasher and fridge freezer. Complete with recessed and pelmet spotlighting. Open to ample casual dining space.

**Dining Area**

Ample casual dining space with solid wooden flooring. Upvc double doors to rear garden.

**Rear Hallway**

Plumbed for kitchen appliances. Complete

with tiled flooring and access to rear garden.

**Stairs To First Floor Landing**

Floored roofspace with access.

**Bedroom One**

16'5" x 10'7" (5m x 3.23m)  
Spacious double bedroom. Complete with carpeted flooring.

**Bedroom Two**

9'10" x 9'7" (3m x 2.92m)  
Spacious double bedroom. Complete with laminate flooring.

**Bathroom Suite**

Modern white bathroom suite comprising of panelled bath, sink with vanity unit beneath, low flush WC, extractor fan, laminate wood flooring and tiled splashback areas. Worcester gas fired combi boiler.

**Externally**

**Off Street Parking**

Ample off street parking to the front and side of the property.

**Enclosed Rear Garden**

Rear in decking, light and tap, uPVC fascia and rainwater goods, outside

**Purpose Built Shed / Home Office**

9'9" x 7'5" (2.97m x 2.26m)  
Upvc door access. Fully insulated studio / garden office. Complete with electrical point

**CUSTOMER DUE DILIGENCE**

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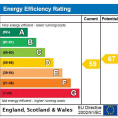
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To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this 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.



For full EPC please contact the branch.

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.