

## 8 Coolehill Crescent, Newtownabbey, BT36 5AB



- Semi-Detached Home
- Three Well Proportioned Bedrooms / One Reception
- Modern Fitted Kitchen with Casual Dining Aspect
- First Floor Shower Room
- Detached Garage with Power and Light
- Private Enclosed Garden to Rear
- Driveway to Side for Off-Street Parking
- PVC Double Glazing / Gas Central Heating
- Highly Popular Convenient Location
- Perfect Opportunity for the First Time Buyer

### PRICE Offers Over £149,950

*Positioned in a popular convenient location, within walking distance of Glengormley town center, This three bedroom semi-detached home enjoys a spacious lounge, an modern fitted kitchen with casual dining aspect, three well proportioned bedrooms and a first floor shower room. Externally the property further benefits from a private enclosed, hard landscaped rear garden. This property is an excellent family home and is ideal for first time buyers. An early viewing is highly recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into Entrance hall with tiled flooring. Stairs to first floor.

SPACIOUS LOUNGE

13'5" x 12'1" (4.09m x 3.68m)

Attractive feature inglenook style fireplace with electric stove. Quality laminate flooring.

MODERN FITTED KITCHEN WITH CASUAL DINING

17'0" x 9'6" (5.2 x 2.9)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with swan nick mixer tap. Space for free standing cooker with stainless steel splash back and over head extractor fan housed in matching pull out canopy. Plumbed for washing machine. Space for free standing fridge freezer. Quality laminate flooring. Under stair storage cupboard. PVC double door to rear garden.

FIRST FLOOR

Access to roof space.

BEDROOM 1

12'5" x 7'2" (3.8 x 2.2)

Built in four bay mirrored slide robes. Built in shelved storage cupboard.

BEDROOM 2

9'6" x 9'2" (2.9 x 2.8)

Built in Wardrobe cupboard.

BEDROOM 3

9'2" x 7'2" (2.8 x 2.2)

Built in wardrobes. Quality laminate flooring.

SHOWER ROOM

Comprising quarter rounded shower cubicle with thermostatically controlled drench style shower and hand shower attachment, vanity unit with monobloc tap and a button flush WC. PVC panelled walls. Chrome towel radiator. PVC ceiling. Recessed down lighting.

OUTSIDE

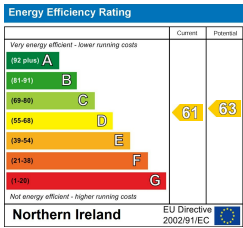
21'3" x 12'5" (6.48m x 3.78m)

Well maintained garden to front, laid in pebble. Private driveway to side with ample space for a variety of vehicles, for off-street parking.

Private enclosed hard landscaped garden to rear, for easy maintenance. Screened by perimeter fence.

DETACHED GARAGE (21'3" x 12'5") Equipped with power and light. Roller shutter door.

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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