

FOR SALE

65 Burnthill Road
Newtownabbey, BT36 5JH

Offers over £179,950



Perfect for first-time buyers or those looking to downsize, 65 Burnthill Road offers comfort, style, and spectacular views in a highly sought-after location. This beautifully presented three-bedroom semi-detached home features a spacious lounge, an exceptional show house-worthy kitchen with a casual dining area, and elegant double doors that open out to a tranquil rear garden – the ideal spot to relax and enjoy the stunning scenery. Complete with an attached single garage spanning the length of the property and finished to a high standard throughout, this home is ready for you to move in and enjoy. Contact Nest Estate Agents today to arrange your private viewing.

HALLWAY 5'10" x 14'2" (1.78m x 4.32m)
uPVC front door with glazed side panel insets. Laminate wood effect flooring.

LIVING ROOM 11' x 14'2" (3.35m x 4.32m)
Feature wood burning stove with tiled surround, tiled hearth. Laminate wood effect flooring. Cornice ceiling.

FITTED KITCHEN 17'3 x 9'9" (5.26m x 2.97m)
Range of high and low level units with contrasting formica worktops and matching upstands. Composite sink unit with drainer and mixer taps. Integrated gas hob. Integrated stainless steel extractor fan. Integrated dishwasher. Integrated fridge freezer. Integrated oven. Integrated grill. Integrated microwave. Breakfast bar. Tiled splashback. Laminate wood effect flooring. Recessed spotlights. Patio doors leading to rear garden. Access to garage.

GARAGE 25' x 13'2" (7.62m x 4.01m)
Up and over garage door. Plumbed for washing machine and dryer. Light and power.

Garage spans entire length of property making this ideal for a possible extension.

FIRST FLOOR

LANDING 6'2" x 9'1" (1.88m x 2.77m)
Access to roofspace.

BEDROOM 1 14'1 x 10'9" (4.29m x 3.28m)
Laminate wood effect flooring. Built in sliderobes. Cornice ceilings.

BEDROOM 2 10" x 10'9" (3.05m x 3.28m)
Laminate wood effect flooring.

BEDROOM 3 8'1" x 9'2" (2.46m x 2.79m)
Laminate wood effect flooring. Access to storage.

STORAGE 2'9" x 3'5" (0.84m x 1.04m)

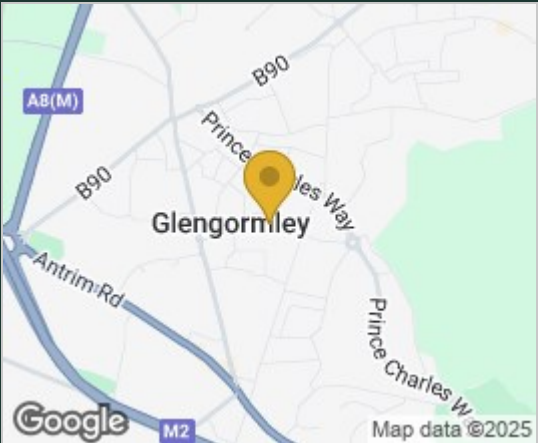
BATHROOM 6'2" x 5'6" (1.88m x 1.68m)
White suite comprising white suite with low flush W/C, Vanity style sink unit with mixer taps. Fully enclosed thermostatic rainfall shower. Laminate wood effect flooring. Recessed spotlights.

GARDEN
Rear enclosed garden feature paved seating area, leading to pockets of mature shrubbery and flower beds. Outdoor lights. Outdoor tap.

Front laid in lawns bordered by mature shrubbery and flower beds. Concrete finish driveway.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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