



7 Glenview Crescent, Newtownabbey, BT37 0TW

Offers Over £199,950

- Semi detached chalet style villa in highly popular area
- Spacious lounge through to:
- Ivory fitted kitchen
- Double glazing in uPVC frames
- Garden to front and rear
- 3 Bedrooms
- Dining area with patio doors to rear
- White bathroom suite with separate shower cubicle
- Gas fired central heating
- Detached garage

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This attractive semi-detached chalet-style villa is set within a highly popular residential area, offering comfortable and versatile family living. The property features three well-proportioned bedrooms and a spacious lounge flowing through to a bright dining area, complete with patio doors opening onto the rear garden—ideal for entertaining and everyday living. The ivory fitted kitchen provides ample storage and workspace, while the white bathroom suite includes a separate shower cubicle for added convenience. Further benefits include double glazing in uPVC frames and gas-fired central heating, ensuring warmth and energy efficiency throughout the year. Externally, there are gardens to both the front and rear, providing outdoor space to relax, along with the added advantage of a detached garage.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

uPVC front door, laminate wood flooring

LOUNGE

26'7" x 11'9"

Laminate wood flooring, feature cast iron fireplace with mahogany surround, tiled hearth and inset, double glazed patio doors to rear

KITCHEN

19'9" x 10'2"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, stainless steel splash back, plumbed for washing machine, plumbed for dishwasher, casual dining area, larder understairs storage

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM (1)

16'5" x 11'10"

Eaves storage

BEDROOM (2)

10'9" x 8'5"

BEDROOM (3)

10'3" x 8'5"

Including built in robe with gas fired boiler

BATHROOM

White suite comprising corner bath, pedestal wash hand basin, low flush W/C, separate glazed shower cubicle with Mira electric shower, wall tiling, extractor fan

OUTSIDE

Front: in lawn

Side: driveway to side in stones

Rear: In lawn and stones, cherry and apple tree

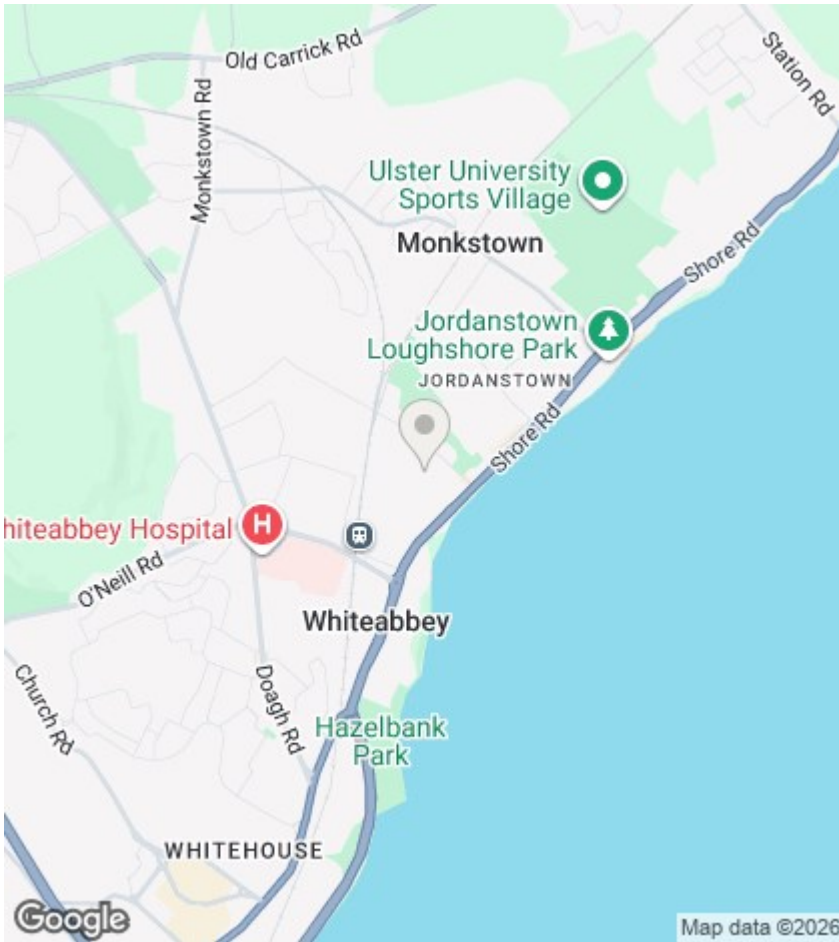
DETACHED GARAGE

17'3" x 9'7"

Up and over door, light and power

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties

should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	