



## 7 Church Crescent, Newtownabbey, BT36 6ES

Offers Over £179,950

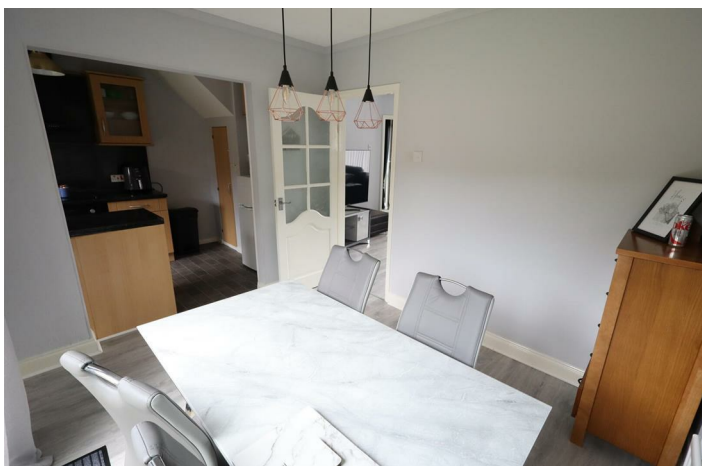
- Red brick semi detached villa in highly popular and convenient location
- Lounge
- Kitchen
- Oil fired central heating (boiler 2026)/ Double glazing in uPVC frames
- Located close to excellent schools, shops and frequent public transport links
- 3 Bedrooms
- Dining room
- Bathroom
- Ideal first time buy or family home
- Garden to front and rear

# 7 Church Crescent, Newtownabbey BT36 6ES

This attractive red brick semi detached villa offers well proportioned and versatile accommodation, ideal for families or first time buyers. The property comprises three comfortable bedrooms, a bright lounge, a separate dining room perfect for entertaining, and a well appointed bathroom. The home benefits from double glazing throughout and a newly installed oil-fired boiler, ensuring energy efficiency and year-round comfort. Externally, there is a paved driveway providing ample off road parking to the front and side, while the rear garden offers a private outdoor space for relaxation or recreation. Presented in move in ready condition, this property is situated in a highly popular location, close to local amenities, schools, and transport links, making it a superb opportunity.

 3  1  2  E

Council Tax Band:



## **RECEPTION PORCH**

## **ENTRANCE HALL**

## **LOUNGE**

14'2" x 11'11"

Laminate wood flooring

## **KITCHEN**

12'6" x 6'8"

Range of high and low level units, round edge worksurfaces, understairs storage

## **DINING ROOM**

10'3" x 8'10"

Laminate wood flooring, cornicing, sliding doors

## **FIRST FLOOR**

## **LANDING**

Access to floored roofspace with Velux window (no building control or planning permission)

## **BEDROOM (1)**

10'5" x 10'2"

Wall panelling

## **BEDROOM (2)**

10'6" x 9'6"

Built in storage, hot press with insulated copper cylinder

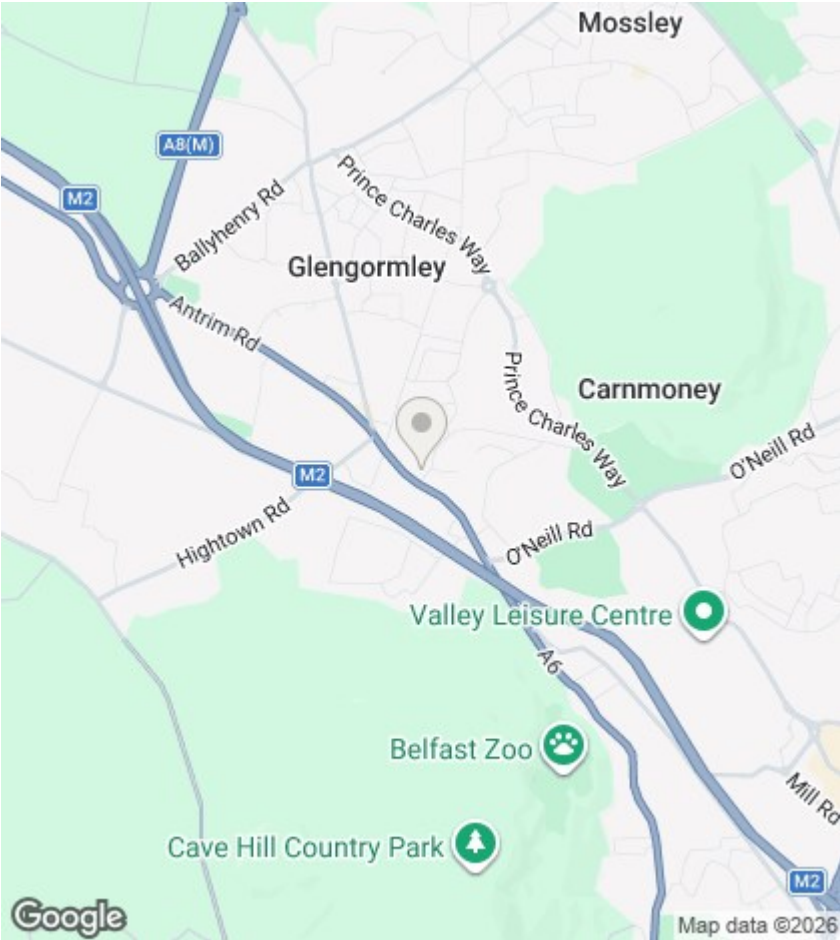
## **BEDROOM (3)**

7'8" x 7'4"

Built in slide robes, storage

## **BATHROOM**

Panelled bath unit, glazed shower screen, low flush W/C, pedestal wash hand basin, wall tiling, extractor fan



Directions

Viewings

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

EPC Rating:  
E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 68                      |
| (39-54) E                                   | 47      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |