

33 Harmin Crescent, Newtownabbey, BT36 7UP



- *Semi-Detached*
- *3 Bedrooms*
- *1 Reception*
- *Extensive Mature Private Garden To Rear*
- *Oak Effect Fitted Kitchen*
- *Soft Cream Coloured Bathroom Suite*
- *PVC Double Glazed / Oil Fired Central Heating*
- *Brick Paviour Forecourt with Car Port*
- *Priced to Allow for Modernisation*
- *Popular Location*

PRICE Offers Around £74,950

Positioned within a popular, convenient location on an extensive mature site this 3 Bedroom Semi-Detached will suit both First Time Buyers and Investors alike. Realistically priced for modernisation 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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmony Road
BT36 6HN
Tel: (028) 9083 0803

Ground Floor

Open covered Entrance Porch. PVC mahogany effect double glazed front door into Entrance Hall. Understairs storage cupboard.

OAK EFFECT KITCHEN 10'5 x 9'4

Equipped with a range of high and low level fitted units. Leaded glass display cabinets. Stainless steel single drainer sink unit. Integrated oven with 4 ring hob. Overhead extractor fan housed in matching canopy. Plumbed for washing machine. Complementary wall tiling.

OPEN PLAN LOUNGE 16'8 x 12'10

at max. Attractive tiled fireplace with mahogany carved surround. PVC double glazed door to rear. Stairs to First Floor.

First Floor

BEDROOM 1 12'0 x 9'9

BEDROOM 2 10'4 x 9'4

Shelved hot press with lagged copper cylinder.

BEDROOM 3 9'9 x 6'10

CREAM COLOURED BATHROOM SUITE

Comprising low flush wc. Pedestal wash hand basin with mixer tap. Wooden panelled bath with shower attachment. Half tiled walls.

Outside

Twin gates to front. Brick paved parking forecourt. Driveway to side with carport. Outside store. Extensive private garden to rear in lawn screened by mature Conifers and perimeter fence. Substantial paved patio area with paved walkways and shrub beds.

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

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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