

69 Collinward Avenue, Newtownabbey, BT36 6DZ



- *Extended Semi-Detached*
- *4 Bedrooms / 2+ Receptions*
- *Superb Single Storey Extension to Rear*
- *Extensive Mature Private Garden to Rear*
- *Modern Shaker Kitchen*
- *Modern 1st Floor Bathroom*
- *Ground Floor Spacious Wet Room*
- *PVC Double Glazed Windows / Gas Central Heating*
- *Annex To Rear Suitable for Granny Flat etc*
- *Highly Regarded Residential Location*

PRICE Offers Over £145,000

Positioned within a highly regarded established residential location on an extensive private mature site this attractive Semi-Detached boasts a superb single storey extension providing either separate private accommodation for Granny Flat etc or an additional 4th Bedroom or 3rd reception if required. With a high level of interest anticipated an early viewing is 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 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

Ground Floor

PVC double glazed front door with double glazed side screen into a well presented Entrance Hall. Quality oak effect laminate plank flooring.

LOUNGE

14'2 x 12'0 (4.32m x 3.66m)

MODERN SHAKER KITCHEN

10'3 x 9'0 (3.12m x 2.74m)

Equipped with a comprehensive range of high and low level shaker style fitted units. Stainless steel single drainer sink unit. Space for freestanding cooker. Plumbed for washing machine. Part tiled walls. Laminate flooring extending through arch into:

DINING / FAMILY ROOM

17'0 x 6'10 (5.18m x 2.08m)

at max.

Rear Hall with PVC double glazed door to outside.

SPACIOUS GROUND FLOOR WET ROOM

Comprising button flush WC. Wash hand basin with tiled splashback. Open shower enclosure with tiled walls. Velux style window.

BEDROOM 4

12'10 x 10'7 (3.91m x 3.23m)

Or Living Room if required. Quality rustic laminate plank flooring.

First Floor

BEDROOM 1

10'6 x 8'6 (3.20m x 2.59m)

Fitted wall to wall mirrored sliderobe.

BEDROOM 2

10'7 x 9'6 (3.23m x 2.90m)

Built in wall to wall mirrored sliderobe and shelved storage cupboard.

BEDROOM 3

7'10 x 7'1 (2.39m x 2.16m)

Laminate flooring. Built in storage cupboard.

MODERN WHITE FAMILY BATHROOM

Comprising pedestal wash hand basin with monobloc tap. Button flush WC. Panelled bath with fixed shower screen and electric shower unit. Complementary wall tiling with decorative coloured glass inset.

Outside

Private enclosed tarmac parking forecourt. Access to side leading to an extensive private mature garden in lawn screened by mature hedgerow and a variety of trees. Ramped access to rear extension suitable for wheelchairs, electric scooter, prams etc.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			

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