

96 Collinward Avenue, Newtownabbey, BT36 6DZ



- *Extended Semi Detached*
- *4/ 3 Bedrooms*
- *3/ 4 Reception Rooms*
- *Extensive Mature Corner Site*
- *Single Storey Extension To Side*
- *Popular Established Residential Location*
- *PVC Double Glazed Windows*
- *Oil Fired Central Heating*
- *Modern Fitted Kitchen*
- *Modern White Bathroom Suite*

PRICE Offers Over £135,000

Positioned within an established residential location on a prime mature corner site this extended semi detached enjoys a well planned flexible living layout to suit differing family needs. Close to local schools, shops and public transport. 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 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into entrance hall with polished porcelain tiled floor.

LOUNGE 12'9" x 13'8"

Laminate wooden flooring.

FAMILY ROOM OR BEDROOM 5 11'4" x 9'1"

Laminate flooring. Low voltage lighting. PVC sliding double glazed patio doors to side garden.

BEDROOM 4 OR PLAY ROOM 14'0" x 11'7"

Laminate flooring. Low voltage lighting.

DINING ROOM 10'0" x 10'6"

Understairs storage cupboard. Laminate wooden flooring. Twin PVC double glazed door to garden. Open arch into:-

MODERN FITTED KITCHEN 9'1" x 7'0"

Equipped with a comprehensive range of high and low level units. Integrated oven with 4 ring gas hob. Single drainer sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Laminate wooden flooring.

FIRST FLOOR

BEDROOM 1 13'0" x 10'0"

Built in high gloss double wardrobe.

BEDROOM 2 10'4" x 6'10"

At max.

BEDROOM 3 10'4" x 9'10"

Fitted wardrobes.

MODERN WHITE BATHROOM SUITE

Comprising low flush w.c, pedestal wash hand basin and panelled bath with fixed shower screen and electric shower unit. Fully tiled walls.

OUTSIDE

Twin gates to front for off street parking. Neat garden to front in lawn.

Large private enclosed corner site screened by perimeter fence and mature trees.

Extensive paved courtyard area with circular paved patio area perfect for family barbecues.

OUTSIDE UTILITY STORE 11'6" x 7'0"



IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		
Northern Ireland		67	41