

# 11 Church Crescent, Newtownabbey, BT36 6ES



- Semi Detached
- 3 Bedrooms
- 2+ Reception Rooms
- Highly Regarded Established Location
- Beautifully Presented Throughout
- Detached Garage
- PVC Double Glazed Conservatory
- Modern Fitted Kitchen/ Modern Family Bathroom
- Floored And Sheeted Roof Space
- Excellent First Time Buy

**PRICE Offers Over £139,950**

*Positioned within a highly regarded established location close to all local amenities this beautifully presented semi detached enjoys a well planned living layout incorporating a modern kitchen and family bathroom, double glazed conservatory and a floored and sheeted roof space perfect for additional storage etc. An early viewing is highly recommended.*

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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

#### LOUNGE 14'1" x 12'0"

At max. White washed effect laminate plank flooring extending into dining room.

Note- Fire surround shown in pictures not included.

#### DINING ROOM 10'0" x 9'3"

PVC double glazed French doors opening to garden and decked area.

Open to:-

#### MODERN KITCHEN 12'7" x 7'4"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Single drainer sink unit. Integrated oven with four ring hob. Overhead extractor fan. Plumbed for washing machine.

#### PVC DOUBLE GLAZED CONSERVATORY 12'10" x 9'0"

PVC double glazed door to garden.

### FIRST FLOOR

#### MODERN FAMILY BATHROOM

Comprising button flush w.c, pedestal wash hand basin with mono block tap, panelled bath with fixed shower screen and electric shower over. PVC panelled walls and ceiling.

#### BEDROOM 1 10'6" x 10'6"

#### BEDROOM 2 10'0" x 9'6"

#### BEDROOM 3 7'8" x 7'1"

Laminate plank flooring.

#### LANDING

Accessed to:-

#### FLOORED AND SHEETED ROOF SPACE 15'0" x 7'4"

At max. Velux window. Power and light. Excellent storage facility.

#### OUTSIDE

Neat garden to front finished in pink stones for easy maintenance .

Ornamental twin gates to front with private driveway to side to:-

#### DETACHED GARAGE

Private enclosed garden to rear with raised decked area.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

### IMPORTANT NOTE TO ALL PURCHASERS:

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