



19 Church Park, Newtownabbey, BT36 6ER

- Semi Detached Villa
- Lounge; Separate Dining Room
- Bathroom With Three Piece Suite
- Fixed Stairwell To Floored Roof Space
- Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private Driveway; Matching Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £149,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door with matching side screen and fan light over. Tiled floor. Glass panelled French doors leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE widest points

Cast iron focal point fireplace with quarry tile hearth. Picture window to front elevation. Wood laminate floor covering.

#### DINING ROOM 10'3" x 8'11"

Tiled floor. PVC double glazed French door with matching side screen to rear garden. Open arch leading to:





## **KITCHEN 11'2" x 7'0"**

Modern fitted high gloss kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel splash back and extractor hood over. Space for fridge freezer. Integrated dishwasher. Upstands to walls to match work surface. Tiled floor. Access to store. Glass panelled door leading to:

## **REAR PORCH**

Plumbed for automatic washing machine. Access to rear garden.

## **FIRST FLOOR**

### **LANDING**

Fixed stairwell to floored roof space.

### **BEDROOM 1 12'6" x 10'6"**

Wall to wall fitted wardrobes in glass and mirror panelled sliding doors. Gas fired central heating boiler.

### **BEDROOM 2 10'6" x 8'8"**

### **BEDROOM 3 7'0" x 6'5"**

### **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Half tiling to walls.

### **FLOORED ROOF SPACE widest points**

Power, light, radiator, velux window and twin access points to under eaves storage.

### **EXTERNAL**

Generous sized private driveway area finished in tarmac. PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area and decorative stone.

External lighting.

Outside tap.

### **MATCHING DETACHED GARAGE 16'7" x 9'2"**

PVC coated roller shutter door. Power, light and service pit.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**






Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Immaculately presented, three bedroom / two reception, semi detached villa with fixed stairwell leading to floored roof space plus matching detached garage, located in a prime cul de sac position within the popular Church area of Glengormley, Newtownabbey. The property comprises entrance porch, entrance hall, lounge with cast iron focal point fireplace, separate dining room, modern fitted high gloss kitchen, rear porch, three well proportioned first floor bedrooms, bathroom with white three piece suite, and fixed stairwell leading to floored roof space with power, light, radiator and velux window. Externally the property enjoys generous sized private driveway area finished in tarmac, matching detached garage, and fully enclosed rear garden finished in lawn, paved patio area and decorative stone. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing strongly recommended to avoid disappointment.**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

**Telegraph**  
**PROPERTY AWARDS 2018**  
in partnership with

**Telegraph**  
**PROPERTY AWARDS 2019**  
in partnership with

**Shortlisted**  
**The Negotiator Awards 2018**

**Shortlisted**  
**The Negotiator Awards 2019**

**THE INVESTORS IN PEOPLE**  
**AWARDS 2019**  
Finalist

**The Negotiator**  
**Regional Agency of the Year Northern Ireland**  
**GOLD**

**WE ARE MACMILLAN.**  
**CANCER SUPPORT**