

36 Burnthill Crescent, Newtownabbey, BT36 5AE



- Semi Detached
- 3 Bedrooms
- 1+ Reception
- Superb PVC Double Glazed Conservatory
- Luxury Shaker Kitchen
- Prime Corner Site With Open Aspect
- Detached Matching Garage
- PVC Double Glazed Windows And Fascias
- Deluxe Modern Shower Room

PRICE Offers Over £159,950

Positioned within a popular established residential location enjoying an open aspect. This beautifully maintained semi detached boasts a luxury shaker kitchen, deluxe modern shower room and a superb PVC double glazed conservatory. Enjoying a prime corner site with private enclosed gardens close to 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

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

ACCOMMODATION

GROUND FLOOR

Composite front door into:-

WELL MAINTAINED SPACIOUS ENTRANCE HALL

Laminate flooring. Understairs storage cupboard.

OPEN PLAN L SHAPED LOUNGE 15'9" x 17'2"

At max. Dual window aspect. Laminate flooring.

SUPERB PVC DOUBLE GLAZED CONSERVATORY 15'3" x 10'3"

Tiled floor. PVC double glazed door to patio/ terrace.

LUXURY SHAKER KITCHEN 9'7" x 10'2"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Space for range style cooker. Overhead extractor fan housed in stainless steel canopy. Space for American style fridge freezer. Plumbed for washing machine. Plumbed for dishwasher. Complementary metro brick wall tiling. PVC double glazed door to side.

FIRST FLOOR

SPACIOUS LANDING

With shelved hot press.

BEDROOM 1 13'9" x 9'9"

At max. Dual window aspect. Built in double wardrobe. Laminate strip flooring.

BEDROOM 2 10'1" x 9'4"

Built in double wardrobe. Laminate flooring.

BEDROOM 3 8'4" x 7'8"

Presently used as dressing room. Laminate flooring. Built in wardrobe.

MODERN SHOWER ROOM

Comprising button flush w.c, wash hand basin in modern gloss vanity unit and quarter rounded shower cubicle. PVC panelled ceiling.


OUTSIDE

Neat well maintained garden to front and side screened by mature hedgerow.

Driveway to side with parking bay to:-

DETACHED GARAGE

Private enclosed courtyard style garden to rear screened by perimeter fence.

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	

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