

# 61 Burnthill Crescent, Newtownabbey, BT36 5AE



- Semi Detached
- 3 Bedrooms
- Open Plan L Shaped Lounge/ Dining Layout
- Prime Mature Private Corner Site
- Beautifully Presented Throughout
- Deluxe Shaker Fitted Kitchen
- Modern White Bathroom Suite
- PVC Double Glazed Windows And External Doors
- Oil Fired Central Heating
- Excellent First Time Buy

**PRICE Offers Over £154,950**

*Positioned on a prime corner site within a highly popular convenient residential location. This beautifully presented 3 bedroom semi detached enjoys a spacious open plan living layout with dining area, a deluxe shaker fitted kitchen and modern family bathroom. Perfect for the purchaser searching for a home in an enviable location at a realistic price.*

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**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door into:-

#### DOUBLE GLAZED ENTRANCE PORCH

Double glazed door into:-

#### HALLWAY

Quality oak effect laminate flooring. Understairs bespoke fitted built in storage units.

#### OPEN PLAN L SHAPED LOUNGE WITH DINING ASPECT 15'8" x 16'7"

At max. Attractive feature fireplace with wooden surround. Dual window aspect. Quality oak effect laminate flooring.

#### LUXURY SHAKER KITCHEN 10'2" x 9'3"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Stainless steel inlaid sink unit with swan neck mixer tap. Open ended corner displays. Integrated oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy with glass hood. Plumbed for dishwasher. Plumbed for washing machine. PVC double glazed doors to garden.

### FIRST FLOOR

#### GALLERY STYLE LANDING

#### BEDROOM 1 15'8" x 9'9"

Dual window aspect.

#### BEDROOM 2 9'4" x 9'9"

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

Light oak effect laminate flooring.

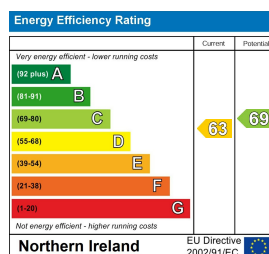
#### DELUXE WHITE BATHROOM SUITE

Comprising button flush w.c, pedestal wash hand basin with mono bloc tap and panelled bath with fixed shower screen and electric shower over. Part tiled walls. Tiled floor.

### OUTSIDE

Twin gardens to front and side in lawn stocked with a variety of shrubs and plants with brick paved walkway and screened by garden wall. Twin gates to side with brick paviors.

Superb large private garden to rear screened by mature hedgerow and perimeter fence. Feature paved corner patio/terrace area plus raised decked area perfect for family barbeques.



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