



27 Church Park, Newtownabbey, BT36 6ER

- Semi Detached Villa
- Lounge; Sandstone Fireplace
- Deluxe Shower Room
- Generous Sized Private Driveway
- Gardens Front And Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; Double Glazing
- Large Matching Detached Garage
- Convenient Location

Offers Over £134,950

EPC Rating D



27 Church Park, Newtownabbey, BT36 6ER



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen.
Wood laminate floor covering. Stairwell to first floor.

LOUNGE 13'9" x 12'11" (wps)

Sandstone fireplace.



KITCHEN THROUGH DINING ROOM 17'3" x 9'10"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven and fridge. Unit for microwave oven. Plumbed for automatic washing machine. Glass fronted display cabinet. Splash back tiling to walls. Tile effect wood laminate floor covering to kitchen area. Access to under stairs store. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space.

BEDROOM 1 12'10" x 9'7"

BEDROOM 2 10'0" x 9'11"

BEDROOM 3 9'10" x 7'3" (wps)

Fitted shelving units.

DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising panelled oversized shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator.

EXTERNAL

Front garden finished in lawn.

Generous sized paved, private driveway area.

Paved service area to side of garage.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn and brick pavior patio area.

Outside store.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

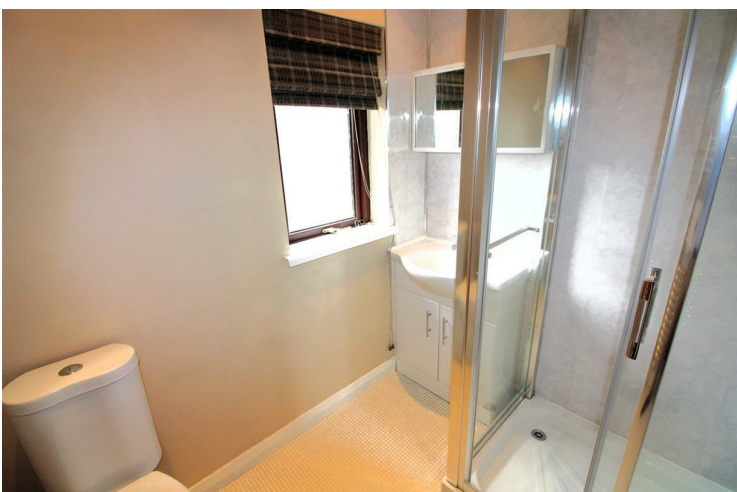
LARGE MATCHING DETACHED GARAGE

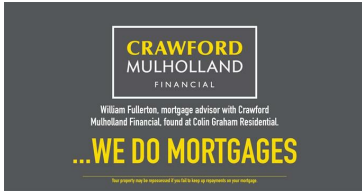
22'10" x 11'5"

Up and over door. Separate service door to rear garden.

Power and light.

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.



Well presented, three bedroom, semi detached villa with large matching detached garage, conveniently located within the popular Church Park area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge with sandstone fireplace, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe shower room with contemporary three piece suite. Externally the property enjoys generous sized paved, private driveway area, large matching detached garage, front garden finished in lawn, and rear garden finished in lawn and brick pavior patio area. Other attributes include oil fired central heating, 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) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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 and 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



Awards

