

# 11 Harmin Crescent, Newtownabbey, BT36 7UP



- Semi Detached
- 2 Bedrooms
- 1+ Reception
- Extensive Private Garden To Rear
- PVC Double Glazed Windows, Doors and Facias
- Popular Convenient Location
- Detached Garage
- Double Glazed Conservatory
- Fully Floor and Sheeted Roof Space

**PRICE Offers Over £119,950**

*Positioned within a popular convenient location this well maintained Semi Detached is perfect for a first time buyer searching for a home with a well planned living layout at a realistic price. An early viewing is highly recommended.*

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BT41 4BA  
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Ballyclare  
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BT36 5EU  
Tel: (028) 9083 0803

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## ACCOMMODATION

### GROUND FLOOR

Open covered entrance porch with PVC Double Glazed front door into entrance hall with quality laminate flooring. Understairs storage cupboard.

### OPEN PLAN LOUNGE / DINING AREA 20'5 x 11'1

Laminate strip flooring.

### DOUBLE GLAZED CONSERVATORY 14'3 x 7'4

Tiled floor. PVC Double Glazed door to garden.

### LUXURIOUS KITCHEN 9'9 x 8'3

Equipped with a range of high and low level shaker style fitted units with contrasting worksurfaces. Single drainer stainless steel sink unit. Integrated eye level oven. Seperate 4 ring hob with overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine. PVC Double Glazed door to garden.

## FIRST FLOOR

### BEDROOM 1 11'6 x 9'8

### BEDROOM 2 8'7 x 9'1

Landing access to:

### FLOORED AND SHEETED ROOFSpace 15'7 x 8'3

Excelled storage feature. Velux window.

### MODERN WHITE BATHROOM SUITE

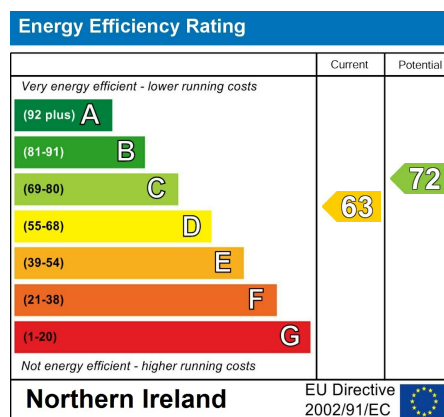
comprising button flush w.c. Pedestal wash hand basin in modern vanity unit. Large shower enclosure.

## OUTSIDE

Private walled garden to front with driveway for off street parking.

Detached garage to rear. Note not accessible by car.

Extensive private garden to rear screened by perimeter fence.



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