

## 6 Richmond Parade, Newtownabbey, BT36 5LB



- Semi Detached
- 3 Bedrooms
- 1+ Reception
- Modern Fitted Kitchen with Casual Dining Aspect
- Modern Family Bathroom
- Extensive Private Garden to Rear
- PVC Double Glazed Windows and Fascias
- Oil Fired Central Heating
- Detached Garage with Parking
- Popular Convenient Location

**PRICE Offers Over £154,950**

*Well presented throughout, this three bedroom semi detached is positioned within a popular established convenient location, enjoying a well planned living layout incorporating a modern kitchen with casual dining aspect, lounge and modern family bathroom suite. Externally there is an extensive garden to rear, detached garage and parking to side. Ideally suited to the first time buyer or young family. 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  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

PVC Double glazed front door with matching side screens into well presented entrance hall with laminate strip flooring

### LOUNGE 11'10" x 14'4"

Feature brick fireplace. Laminate strip flooring

### MODERN KITCHEN WITH DINING ASPECT 17'9" x 9'11"

Equipped with a comprehensive range of high and low level fitted units in gloss white finish with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Space for free standing cooker with overhead extractor fan housed in matching pull out hood. Space for free standing fridge freezer. Plumbed for washing machine. Plumbed for dishwasher. Twin glass display cabinets. Tiled walls. PVC double glazed door to rear garden

### FIRST FLOOR

Access to shelved storage cupboard

### BEDROOM 1 11'5" x 9'10"

Built in Wardrobes

### BEDROOM 2 10'0" x 9'4"

At widest points. Built in Wardrobes

### BEDROOM 3 8'3" x 7'6"

Built in Wardrobes. Presently used as home office

### MODERN FAMILY BATHROOM 7'4" x 5'2"

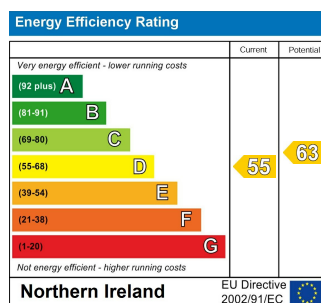
Comprising button flush WC, Pedestal wash hand basin with mixer taps. Panel bath with glass shower screen and electric shower units. Tiled walls and painted wood panelled ceiling

### OUTSIDE

Neat well maintained garden to front with twin gates, laid in lawn. Paved driveway to side leading to detached garage.

Private enclosed garden to rear laid in lawn with paved patio area. Screened by perimeter fence.

Detached Garage with power and light sub-divided into two areas. Roller shutter door to storage area (12'4" x 11'10") access through to separate room(11'9" x 7'10"). Fully plastered, painted with power and light, suitable for a home office or a variety of uses.



**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.