



## 7 Knockview Crescent, Newtownabbey, BT36 6UD

- Detached Chalet Bungalow
- Generous Sized Lounge; Open Fire
- Bathroom; Furnished Cloakroom
- Private Driveway
- Gardens Front, Side and Rear
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; Double Glazing
- Single Garage
- Convenient Location

Offers Over **£179,950**

EPC Rating E





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Glass panelled front door with matching side screen. Wood laminate floor covering. Glass panelled door, with matching side screen to lounge. Stairwell to first floor. Glass panelled door, leading to:

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Plumbed for automatic washing machine.

#### LOUNGE 22'5" x 12'0" (wps)

Open fire in marble fireplace, with matching hearth and surround. Picture window to front elevation.



## **KITCHEN THROUGH DINING ROOM 19'6" x 9'9" (wps)**

Modern fitted kitchen with range of high and low level storage units, with contrasting melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Splash back tiling to walls. Access to store with gas fired central heating boiler. PVC double glazed door to rear garden.

## **BEDROOM 1 13'6" x 9'10" (wps)**

## **BEDROOM 2 12'0" x 11'11" (wps)**

## **FIRST FLOOR**

### **LANDING**

Access to built in store.

### **BEDROOM 3 12'5" x 9'6"**

Access to under eaves storage.

### **BATHROOM**

Three piece suite comprising tile panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls.

### **EXTERNAL**

Paved, private driveway area.

Front garden, finished in lawn with range of plants, trees and shrubbery.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Garden area to side and rear, finished in lawn, paved patio areas and range of plants, trees and shrubbery.

Outside tap.

### **SINGLE GARAGE 18'8" x 9'0" (approx)**

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





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*Well presented, three bedroom, detached chalet bungalow with garage, located within the popular Knockview area of Carnmoney, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge, kitchen with informal dining area, three bedrooms, and family bathroom. Externally, there is a generous sized paved private driveway, single garage, and gardens front, side and rear, finished in lawn, patio areas and range of plants, trees and shrubbery. Other attributes include gas heating and double glazing. Early viewing highly recommended to avoid disappointment.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	68
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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

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