

## 2 Foxton Crescent, Newtownabbey, BT36 5QF



- **Modern Semi Detached**
- **Extensive Corner Site**
- **3 Bedrooms**
- **1+ Receptions**
- **Modern Luxury Fitted Kitchen With Dining Aspect**
- **Modern Family Bathroom Suite**
- **Master En suite Shower Room**
- **PVC Double Glazing / Gas Central Heating**
- **Beautifully Presented Throughout**
- **Popular Modern Development**

**PRICE Offers Over £207,500**

*Situated within the highly regarded modern Foxton Development just off the Ballycraigy Road. This 3 bedroom semi detached family home is positioned on an extensive corner site and enjoys a well planned living layout comprising a spacious lounge, modern kitchen with living / dining aspect and modern family bathroom. An early viewing is recommended.*

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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

Composite front door into:

#### WELL PRESENTED ENTRANCE HALL

Tiled floor

#### LOUNGE 16'0" x 15'5"

At widest points. Laminate strip flooring

#### LUXURY MODERN KITCHEN 15'8" x 11'1"

With informal dining aspect. Equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces and upstands. Single drainer stainless steel sink unit with swan neck mixer tap. Integral oven with separate 4 ring gas hob. Stainless steel splash back and overhead extractor fan housed in matching stainless steel canopy. Integrated fridge / freezer and dishwasher. PVC double glazed French doors to side garden. Tiled floor. Recessed lighting.

#### UTILITY ROOM

Plumbed for washing machine

#### FURNISHED CLOAKROOM 4'10" x 3'3"

Comprising button flush w.c, semi pedestal wash hand basin with mono bloc tap. Part tiled walls, tiled floor

### FIRST FLOOR

Shelved storage cupboard. Access to loft

#### BEDROOM 1 15'5" x 11'5"

At widest points. Laminate strip flooring

#### LUXURY MODERN EN SUITE SHOWER ROOM 10'2" x 3'11"

Comprising button flush w.c, semi pedestal wash hand basin with mono bloc tap. Fully tiled shower enclosure with thermostatically controlled shower. Feature tiled accent wall and tiled floor

#### BEDROOM 2 10'2" x 8'2"

Dual window aspect

#### BEDROOM 3 11'5" x 7'2"

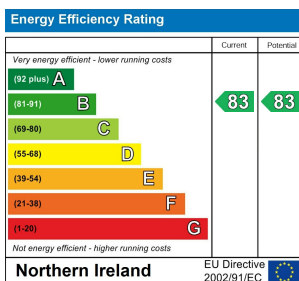
### MODERN FAMILY BATHROOM SUITE

Comprising button flush w.c, semi pedestal wash hand basin with mono bloc tap and feature accent wall. Panelled bath with glass shower screen and thermostatically controlled shower. Fully tiled walls and tiled floor. Chrome towel radiator

### OUTSIDE

Neat well maintained garden to front and side laid in lawn. Driveway to side with ample parking.

Private enclosed well maintained garden to rear laid in lawn with private decked area, perfect for family BBQ's. Screened by perimeter fence.



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



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