



**1 Dorchester Park  
 Glengormley, Newtownabbey, BT36 5PF**

**Offers Over  
 £155,000**

We are delighted to offer for sale this immaculately presented semi detached villa occupying a well maintained corner site within this popular residential area just off the Ballyhenry Road, Newtownabbey and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, spacious lounge and open to a fitted kitchen / diner with range of units, space for appliances and access to a dining room and a lean to with access to garden.

Upstairs there are three bedrooms and a separate bathroom with white suite

Other benefits include pvc double glazing and oil heating

Outside there is a tarmac driveway leading to a detached garage, garden to front and side in lawn and an enclosed garden to rear in lawn with paved patio area

Early viewing recommended!

# 1 Dorchester Park

## Glengormley, Newtownabbey, BT36 5PF



- Semi Detached
- Fitted Kitchen / Diner
- Oil Heating
- Three Bedrooms
- White Bathroom Suite
- Driveway & Garage
- Lounge
- PVC Double Glazing (majority)

**ACCOMMODATION COMPRISES** under stairs storage, partly tiled floor, door to

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, stairs to landing

#### LOUNGE

13'3" x 12'6" (4.04m" x 3.81m")  
Feature fireplace with tiled hearth

#### KITCHEN / DINER

16'5" x 12'0" (5.00m" x 3.66m")  
Fitted kitchen with range of high and low level units, formica worktop, stainless steel sink unit, cooker space, extractor fan, fridge & freezer space, breakfast bar,

#### LEAN TO

Tiled floor

#### FIRST FLOOR

#### LANDING

Hotpress

#### BEDROOM1

12'4" x 9'9" (3.76m" x 2.97m")

#### BEDROOM 2

12'4" x 9'8" (3.76m" x 2.95m" )

#### BEDROOM 3

7'9" x 7'6" (2.36m" x 2.29m")

### BATHROOM

White suite comprising pedestal wash hand basin, low flush wc, panelled bath, partly tiled walls, wood laminate flooring

### OUTSIDE

Tarmac driveway leading to detached garage, up and over door, light & power  
Garden to front in lawn  
Enclosed garden to rear in lawn with paved patio area



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>	61	71
(39-54) <b>E</b>		
(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	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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