



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



56 Hartley Hall, Greenisland,
BT38 8ZR

Offers in excess of: £259,950

Reeds Rains

reedsrains.co.uk

56 Hartley Hall, Greenisland

therefore, may be subject to a small margin of error.

Description

Exceptional semi detached property within a sought after and desirable location. Positioned within a small cul-de-sac the spacious well planned interior offers lounge, excellent fitted kitchen/dining area, sun lounge, ground floor wc, three first floor bedrooms - master bedroom with en-suite shower room and superb white bathroom suite. Enhanced further with a gas fired central heating system, double glazed windows and a private well enclosed rear garden. The property affords ease of access onto the A2 Shore Road to Belfast and is positioned close to Loughshore park and shoreline walk. An internal viewing comes highly recommended.

Entrance Hall

Tiled floor.

Cloakroom/WC

WC and sink unit. Tiled floor.

Lounge

17'7" x 12' (5.36m x 3.66m)

Feature fire surround with gas fire inset. Bay window.

Kitchen/Dining Area

15'6" x 11'9" (4.72m x 3.58m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in five ring gas hob and eye level oven. Extractor fan. Part tiled walls and tiled floor. Spotlights. Arch to:

Sun Lounge

14' x 10'2" (4.27m x 3.1m)

PVC double glazed French doors to private rear garden. Tiled floor.

First Floor Landing

Master Bedroom

15'3" x 10'2" (4.65m x 3.1m)

En-Suite Shower Room

White suite comprising shower cubicle with shower attachment, sink unit and low flush wc. Part tiled walls and tiled floor. Spotlights.

Bedroom 2

10'3" x 9'7" (3.12m x 2.92m)

Bedroom 3

9'9" x 8'5" (2.97m x 2.57m)

Bathroom

White suite comprising tiled bath, sink unit and low flush wc. Part tiled walls and tiled floor.

Roofspace

Partially floored.

Front Garden

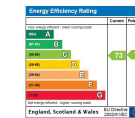
Laid in lawn.

Rear Garden

Private well enclosed rear garden laid in lawn with paved patio area.

Driveway Parking

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.



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