



**85 Burnthill Road  
 Glengormley, Newtownabbey, BT36 5HF**

**Offers Around  
 £154,950**

We are delighted to offer for sale this extremely well presented semi detached villa located in a popular residential area just off the Ballyclare Road and will ideally suit the young buyer seeking their first home.

The accommodation comprises; entrance hall, lounge with hole in wall style mock fireplace and solid oak flooring and a modern white high gloss fitted kitchen / diner with built in oven and hob and access to rear.

Upstairs there are 3 bedrooms and a modern shower room.

Other benefits include gas heating, PVC double glazing and PVC fascia and guttering.

Outside there is a driveway, garden to front in artificial grass and a fully enclosed garden to rear in artificial grass, paved patio area and steps down to a further garden.

Early viewing recommended !!

# 85 Burnthill Road

## Glengormley, Newtownabbey, BT36 5HF



- Semi Detached Villa
- Modern Kitchen / Diner
- Gas Heating
- 3 Bedrooms
- Modern Shower Room
- Driveway & Gardens
- Lounge
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

#### LOUNGE

14'1" x 11'0" (4.29 x 3.35)

Hole in wall style mock fireplace, wood laminate flooring, radiator

#### KITCHEN / DINER

17'4" x 9'7" (5.28 x 2.92)

Modern range of white high gloss high and low level units, formica worktop, basin and a half stainless steel sink unit, built in oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, plumbed for

washing machine, wood laminate tile effect flooring, radiator, pvc double glazed back door

#### FIRST FLOOR

#### LANDING

Access to roofspace.

#### BEDROOM 1

14'0" x 8'10" (4.27 x 2.69)

Radiator

#### BEDROOM 2

10'10" x 9'11" (3.30 x 3.02)

Wood laminate flooring, radiator.

#### BEDROOM 3

9'1" x 8'3" (2.77 x 2.51)

Radiator, storage cupboard with gas boiler

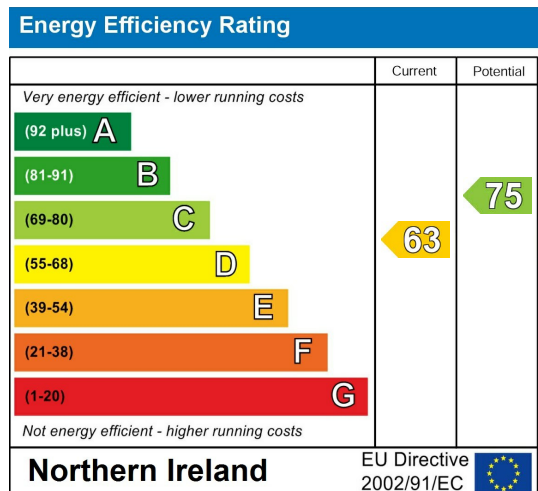
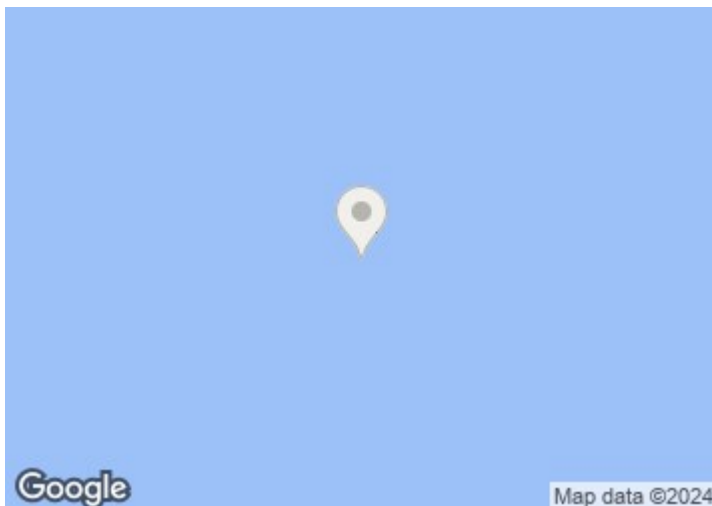
#### BATHROOM

Shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, fully panelled walls, wood laminate tile effect flooring, heated towel radiator

#### OUTSIDE

Tarmac driveway.

Garden to front in artificial grass Fully enclosed garden to rear in artificial grass with paved patio area, feature decking area and steps to a further garden PVC fascia and guttering





**\*\*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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark