



27 Swanston Crescent,
Newtownabbey, County Antrim,
BT36 5DW

Asking Price: £189,950

 **Reeds Rains**

reedsrains.co.uk

Swanston Crescent, Newtownabbey, County Antrim, BT36

Asking Price: £189,950 To be advised

Council Tax Band:

EPC Rating: TBC

Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this well presented extended semi detached located just off the Antrim Road, Newtownabbey. The property itself comprises entrance hall, lounge and extended open plan kitchen with dining area. A separate home / office study room completes the ground floor. The first floor offers three good sized bedrooms and modern bath and shower room with separate WC. Further features include gas heating, double glazing and upvc rainwater goods. Externally the property offers off street parking, detached garage and enclosed rear garden. Early viewing is recommended to avoid disappointment!

Entrance Hall

Welcoming entrance hall complete with tiled flooring. Understair storage cupboard.

Lounge

16'4" x 11'5" (4.98m x 3.48m)
Naturally bright and spacious lounge with large window aspect to the front of the property. Complete with laminate flooring and double doors to kitchen / dining area.

Open Plan Kitchen / Diner

20'9" x 11'4" (6.32m x 3.45m)
Recently installed two tone kitchen with a range of units and breakfast island. One and half bowl sink and drainer unit. Electric oven and touch point hob with stainless steel extractor fan overhead. Range of integrated appliances to include washing machine and dishwasher. Plumbed for American style fridge freezer. Tiled flooring and sliding door to rear garden. Ample casual dining space with laminate flooring.

Separate Home Office / Study

8'8" x 8'9" (2.64m x 2.67m)
Located just off the main hallway and offers ideal home office / study or teenagers den.

Upvc door to rear garden.

Stairs To First Floor Landing

Bedroom One

12'9" x 9'2" (3.89m x 2.8m)
Double bedroom complete with fitted mirrored robes. Laminate flooring.

Bedroom Two

12'5" x 10'2" (3.78m x 3.1m)
Double bedroom complete with carpeted flooring. Views to the front of the property.

Bedroom Three

8'8" x 8'2" (2.64m x 2.5m)
Carpeted flooring.

Bath and Shower Room

Modern suite comprising upvc panel bath and walk in shower cubicle with mains shower. Sink with vanity unit beneath. Upvc walls. Built in storage cupboard.

Separate WC

Dual flush WC and upvc walls and ceiling.

Externally

Off Street Parking

Tarmac driveway to the front and side of the property offering ample off street parking and leading to detached garage.

Detached Garage

Enclosed Rear Garden

Paved patio area with steps leading to raised lawned, decked and patio areas. Ideal for hosting family and friends.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.