



## 5 Swanston Crescent, Newtownabbey, BT36 5DW

- Spacious Semi Detached Home
- Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom
- Private Driveway; Attached Garage
- Convenient Location

Offers Over **£179,950**

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Access to cloakroom. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 12'5" x 11'5"

Focal point fireplace. Tiled floor.

#### KITCHEN THROUGH DINING ROOM 20'7" x 12'5" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block work surface. Stainless steel sink unit. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to walls. Fitted breakfast bar unit. Tiled floor. Dining area with focal point fireplace and PVC double glazed French doors to rear garden.





## FIRST FLOOR

### LANDING

Access to partially floored roof space via slingsby style ladder.

### BEDROOM 1 12'5" x 10'9" (wps)

Range of fitted wardrobes and storage units.

### BEDROOM 2 12'5" x 10'2" (wps)

Range of fitted wardrobes and storage units. Wood laminate floor covering.

### BEDROOM 3 8'8" x 8'2"

Wood laminate floor covering.

### DELUXE BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

### EXTERNAL

Double gates, leading to private driveway area, finished in concrete.

Front garden, finished in lawn and range of plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn and artificial grass.

Outside tap.

PVC oil storage tank.

Enclosed service area to side.

### ATTACHED GARAGE 16'0" x 9'1"

Up and over door. Separate service door. Power, light and oil fired central heating boiler. Attached garden store to rear.

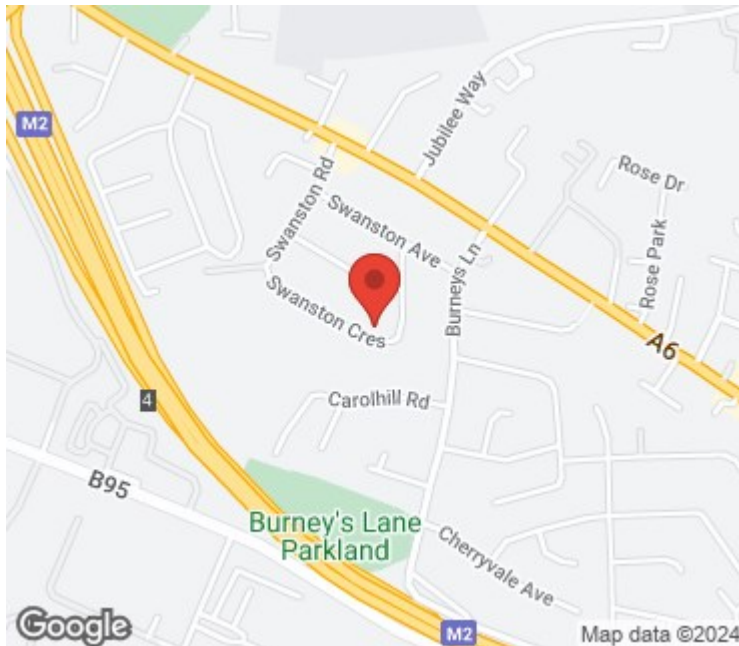
### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, spacious, three bedrooms semi detached home with attached garage, located within the popular Swanston area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room, with modern fitted kitchen and focal point fireplace, three well proportioned bedrooms, and deluxe bathroom, with contemporary, white, four piece suite. Externally, the property enjoys private driveway finished in concrete, attached garage (with garden store to rear), enclosed service area, and gardens front and rear, finished mainly in lawn and artificial grass. Other attributes include oil heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.**



### 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>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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