

## 67 Glebe Road West, Newtownabbey, BT36 6EJ



- Semi Detached
- 3 Bedrooms
- 2+ Receptions
- Luxury Shaker Style Kitchen with Dining Area
- Superb Conservatory To Rear
- Modern Ground Floor Furnished Cloakroom
- Modern Family Shower Room
- Well Presented Throughout
- PVC Double glazing/Gas Fired Central Heating
- Popular Convenient Location

### PRICE Offers Over £169,950

*Positioned on a prime corner site within a highly regarded convenient residential location within close proximity to local amenities including schools and public transport. This beautifully presented semi-detached enjoys a functional living layout comprising three bedrooms, a recently installed luxury shaker kitchen with dining aspect, superb conservatory and furnished cloakroom. Externally there are large private enclosed gardens with an extensive parking forecourt. Early viewing is recommended to avoid disappointment.*

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## ACCOMMODATION

### GROUND FLOOR

Double glazed front door with leaded glass inset and side screen into front entrance porch with tiled floor.

### LOUNGE 13'5" x 12'9"

Quality laminate strip flooring.

### LUXURY KITCHEN WITH DINING ASPECT 17'0" x 9'6"

Equipped with a comprehensive range of high and low level fitted shaker style units in contrasting colours and butcher block work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. A range of integrated appliances including oven with separate 4 ring electric hob and over head extractor fan housed in matching pull out canopy and dishwasher. Space for free standing fridge freezer. Tiled floor. Open into:

### SUPERB CONSERVATORY 12'5" x 9'6"

PVC Double glazing. PVC Double glazed door to rear garden. Part tiled walls. Tiled floor.

### FURNISHED CLOAKROOM

Comprising button flush WC. Wash hand basin with vanity unit and mono block tap.

### FIRST FLOOR

Access to shelved storage cupboard. Access to part floored loft.

### BEDROOM 1 12'9" x 9'2"

Shelved cubby hole.

### BEDROOM 2 9'10" x 9'10"

Laminate strip flooring.

### BEDROOM 3 9'10" x 7'2" at widest points

Laminate strip flooring.

### MODERN FAMILY SHOWER ROOM

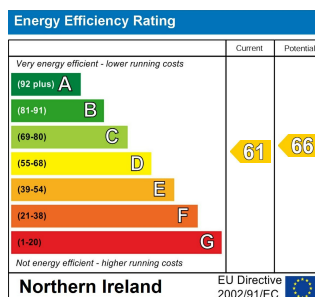
Comprising low flush WC. Pedestal wash hand basin. Shower enclosure with electric shower unit. Tiled walls. Tiled floor.

### OUTSIDE

Neat well maintained garden to front with paved walkway to front door.

Private enclosed garden to rear, screened by perimeter fence and a variety of shrubs. Patio seating area, perfect for family barbecues. Extensive parking forecourt to side accessed via fence gates. Ample space for a variety of vehicles.

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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