



23 Collinbridge Manor Glengormley, Newtownabbey, BT36 7YR

**Asking Price
 £125,000**

PUBLIC NOTICE

23 Collinbridge Manor, Newtownabbey, BT36 7YR

We are acting in the sale of the above property and have received an offer of £127,500

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place
 EPC Rating: 78

We are delighted to offer for sale this attractive ground floor apartment which is located in a very popular development just off Collinbridge Gardens / Antrim Road and will ideally suit the young buyer seeking their first home or those just looking to downsize.

Inside the accommodation comprises; entrance hall, spacious open plan lounge / dining / kitchen with built in oven & hob and space for appliances. Also on this level is a good size bedroom and a bathroom with white suite.

Upstairs there are a further two bedrooms one with ensuite.

Other benefits include PVC double glazing and gas heating.

Outside there is communal parking to front and superb views toward Belfast Lough.

Early viewing recommended !!

23 Collinbridge Manor

Glengormley, Newtownabbey, BT36 7YR



- First Floor Duplex Apartment
- Fitted Kitchen
- Gas Heating
- Three Bedrooms
- White Bathroom Suite
- No Onward Chain
- Open Plan Living
- PVC Double Glazing

ACCOMMODATION COMPRISES

FIRST FLOOR

ENTRANCE HALL

Oak flooring, storage cupboard

LOUNGE / KITCHEN / DINING

18'3" x 18'0" at widest (5.56m" x 5.49m" at widest)

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, stainless steel gas hob, stainless steel extractor fan, integrated fridge / freezer, plumbed for washing machine, partly tiled walls, tiled floor in kitchen, oak flooring in lounge / dining, two radiators

BEDROOM 1

12'7" x 11'11" (3.84m" x 3.63m")
Wood laminate flooring, radiator

BATHROOM

White suite comprising panelled bath, shower attachment, pedestal wash hand basin, low flush wc, separate shower cubicle, Redring shower, 1/2 tiled walls, tiled floor, radiator

FIRST FLOOR

BEDROOM 3

16'0" x 9'9" at widest (4.88m" x 2.97m" at widest)
Wood laminate flooring, radiator, velux window

BEDROOM 2

14'11" x 8'0" at widest (4.55m" x 2.44m" at widest)
Wood laminate flooring, radiator

ENSUITE

Chrome corner shower cubicle, Redring shower, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****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.

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