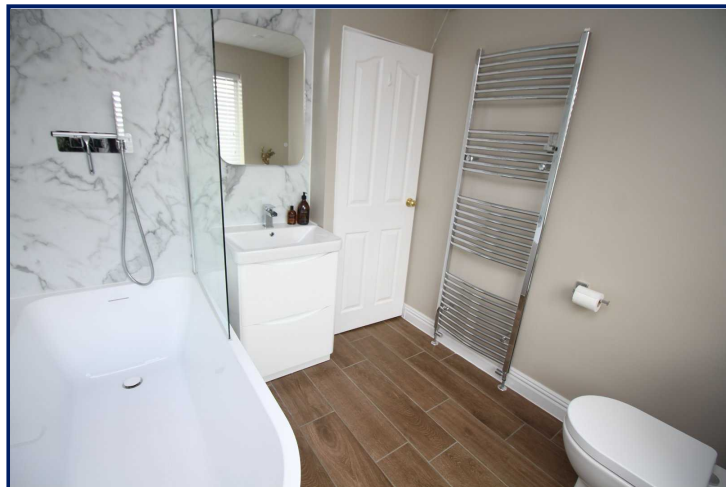




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



90 Knockleigh Drive, Greenisland

**Offers in the region of:
£124,950**

 **Reeds Rains**

reedsrains.co.uk

90 Knockleigh Drive, Greenisland

Stunning semi detached property that must be viewed to appreciate the high standard of finish throughout. A credit to its present owners this ideal starter home comprises lounge with multi burning stove, modern fitted kitchen/dining area, three bedrooms and a deluxe recently installed bathroom suite. Complemented further with a gas fired central heating system, double glazed windows and French doors to rear garden. Externally there is a beautiful well stocked rear garden with paved patio area. Situated in a popular location close to local primary school and the A2 Shore Road to Belfast an early viewing appointment is essential to appreciate all this beautiful home has to offer.

Entrance Hall

Tiled floor.

Lounge

15'10" x 12'6" (4.83m x 3.8m)

Multi burning stove with slate hearth. Arch to:

Kitchen/Dining Area

19'3" x 10'5" (5.87m x 3.18m)

Modern range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Rangemaster five ring gas cooker with oven, grill and warming oven. Extractor fan. Built in larder. Part tiled walls. PVC double glazed French doors to large rear garden.

First Floor Landing

Bedroom 1

10'11" x 10'10" (3.33m x 3.3m)

Exposed wood strip flooring. Built in double robe.

Bedroom 2

10'11" x 9'11" (3.33m x 3.02m)

Built in double robe.

Bedroom 3

8'5" x 8'1" (2.57m x 2.46m)

Bathroom

Deluxe recently installed white bathroom suite comprising bath with wall mounted rain head shower and shower attachment, vanity unit and low flush wc. Wall mounted mirror and heated towel rail. Block tiled floor. PVC strip ceiling with spotlights.

Front Garden

Low maintenance walled front garden laid in paving stones.

Extensive Rear Garden

Well enclosed rear garden laid in lawn with paved patio area and a variety of plants and shrubs.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.