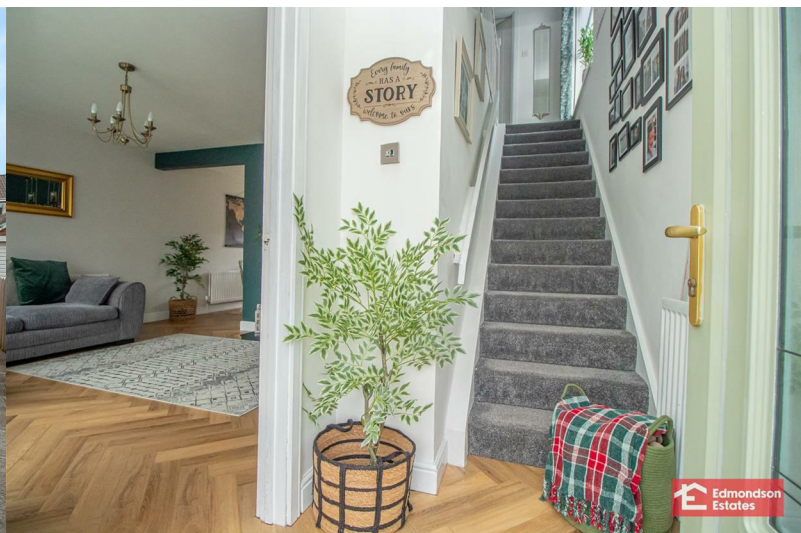




## 27 Fairview Crescent

Newtownabbey, BT36 6QA

Offers Around £164,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Stairwell to first floor. Wood laminate floor covering.

#### LOUNGE

14'8 x 12'2 (4.47m x 3.71m)

Wood laminate floor covering. Picture window to front elevation.

#### KITCHEN WITH INFORMAL DINING AREA

18'1 x 10'4 (5.51m x 3.15m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting wood block effect work surfaces. Stainless steel 1.5 bowl sink unit. Integrated appliances to include eye level grill and oven, 4 ring electric hob with stainless steel extractor fan over. Space for American style fridge freezer and washing machine. Access to store with Worcester gas fired central heating boiler. Wood laminate floor covering. Part tiled walls. PVC double glazed French doors to rear garden.

### FIRST FLOOR

#### LANDING

Access to built in store.

#### BEDROOM 1

11'9 x 10'2 (3.58m x 3.10m)

Wood laminate floor covering. Built in wardrobes.

#### BEDROOM 2

10'1 x 9'4 (3.07m x 2.84m )

#### BEDROOM 3/STUDY

7'8 x 5'9 (2.34m x 1.75m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with mains shower and drench shower head over, vanity unit and WC. Chrome towel radiator. Fully panelled walls.

#### FULLY FLOORED ROOFSPACE

18'1 x 11'0 (5.51m x 3.35m)

Twin Velux windows. Eaves storage. Wood laminate floor covering. Recessed downlighting.

#### EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

Generous rear garden in lawn with paved patio area and raised timber decking area.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

#### DETACHED GARAGE

21'1 x 10'9 (6.43m x 3.28m)

Up and over door. Separate service door. Power and light.



## Road Map



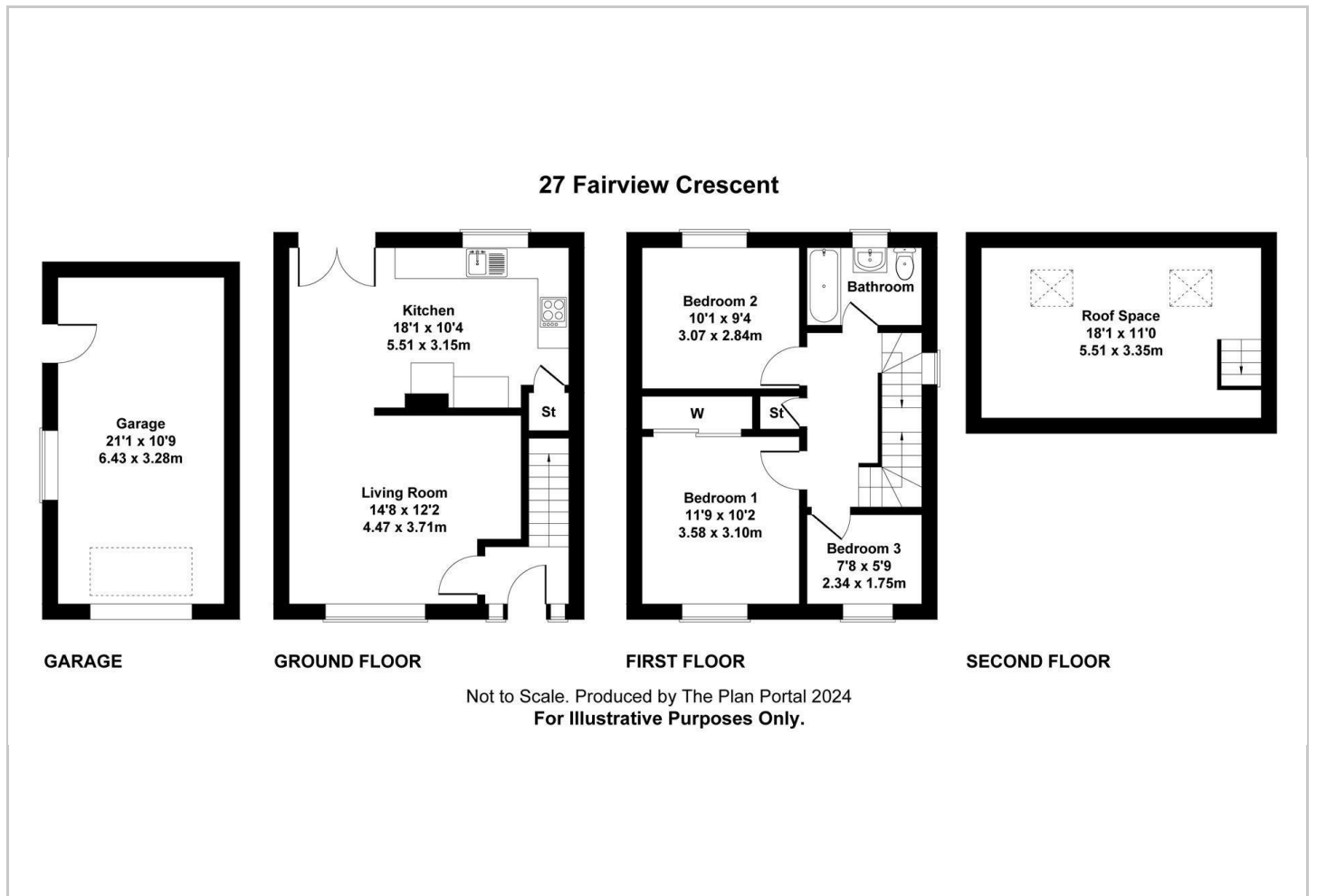
## Hybrid Map



## Terrain Map



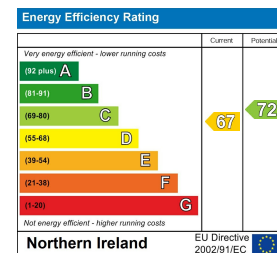
## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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