

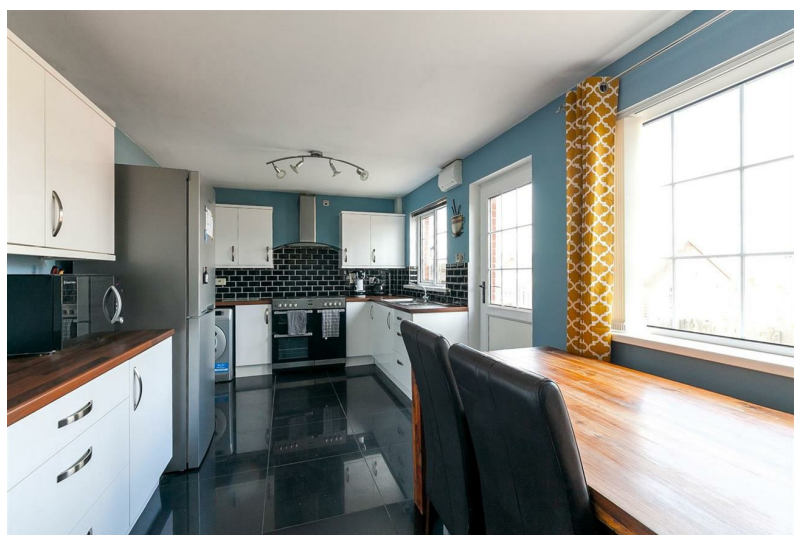


31 Hillcrest Drive, Newtownabbey, BT36 6EQ

- Semi Detached Home
- Bay Fronted Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazed
- Low Maintenance Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Fully Tiled Bathroom; White Suite
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £144,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 13'6" x 11'11" (wps)

Bow bay window to front elevation. Cast iron wood burning stove on slate hearth. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 18'6" x 9'7"

Modern fitted, white high gloss kitchen with comprehensive range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with stainless steel extractor hood. Space for fridge freezer. Space and plumbed for washing machine and dishwasher. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 12'9" x 8'6"

BEDROOM 2 11'4" x 9'8" (wps)

Elevated view towards Knockagh and Belfast Lough.

BEDROOM 3 9'8" x 9'8" (wps)

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath.

EXTERNAL

Generous sized, private driveway, finished in tarmac.

Front garden finished in lawn and decorative stone.

PVC soffits, fascia and rainwater goods.

Oil fired central heating boiler.

Low maintenance, fully enclosed rear garden finished in paved patio area and decorative stone.

External lighting.

Outside tap.

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.





Well presented, three bedroom, semi detached home, situated within the popular and conveniently located Hillcrest development, Doagh Road, Newtownabbey.

The property comprises entrance hall, bay fronted lounge with wood burning stove, kitchen through dining room, modern fitted kitchen, three well proportioned bedrooms, and fully tiled bathroom, with white three piece suite.

Externally, the property enjoys private driveway, front garden finished in lawn, and fully enclosed, low maintenance, paved rear garden.

Other attributes include oil heating, PVC double glazing, and views towards Knockagh and Belfast Lough.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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