

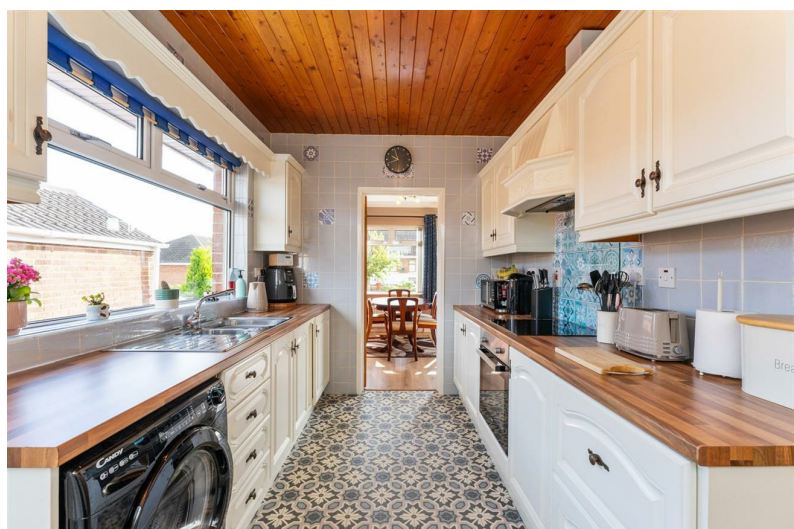


1 Woodford Drive, Newtownabbey, BT36 6TR

- Immaculately Presented Detached Bungalow
- Lounge; Dining Area
- Deluxe, Fully Tiled Shower Room
- Private Driveway; Large Garage
- Convenient Location
- Three Well-Proportioned Bedrooms
- Separate, Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Well Sought After Area

Offers Over £199,950

EPC Rating E



1 Woodford Drive, Newtownabbey, BT36 6TR



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled front door with matching side screen. Wood laminate floor covering. Access to cloakroom. Access to hot press. Access to partially floored roof space via slingsby style ladder.

LOUNGE 19'10" x 10'11"

Open fire in cast iron fireplace with granite hearth and contrasting marble surround. Picture window to front elevation. Wood laminate floor covering. Open through to:

DINING AREA 10'11" x 7'11"

Wood laminate floor covering.



KITCHEN 14'2" x 7'10"

Modern fitted kitchen with 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. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven. Plumbed and space for washing machine. Access to shelved larder unit. Dresser style unit with glass fronted display cabinets. Tiled walls. PVC double glazed door to driveway.

BEDROOM 1 12'9" x 10'0"

Fitted wardrobes and storage.

BEDROOM 2 10'2" x 10'1"

BEDROOM 3 10'0" x 6'5"

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, floating vanity unit and WC. Electric shower. Illuminated mirror over sink. Chrome towel radiator.

EXTERNAL

Generous sized, private driveway area, finished in tarmac. Front garden, finished in lawn, decorative stone, brick pavior and range of plants, trees and shrubbery. Brick pavior entrance porch with external lighting. Outside tap. Fully enclosed rear garden, finished in lawn, paved patio area, decorative stone and shrubs. PVC oil storage tank. PVC soffits, fascia and rainwater goods.

LARGE MATCHING DETACHED GARAGE

19'10" x 9'9"

Power operated, up and over door. Separate, PVC service door to rear garden. Power, light and oil fired central heating boiler.

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.





Immaculately presented, three bedroom, detached bungalow, with large matching detached garage, situated within the well sought after Woodford area of Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge, dining area, separate kitchen, three well-proportioned bedrooms, and deluxe fully tiled shower room, with contemporary, white three piece suite.

Externally, the property enjoys large private driveway, finished in tarmac, large matching detached garage, and gardens front and rear, finished in lawn, paved patio area, decorative stone, brick pavior, and range of plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing, and convenient location.

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		
(39-54) E	49	59
(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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