

## 8 Swanston Park, Newtownabbey, BT36 5ET



- Extended Semi Detached
- 3 Bedrooms
- 2 Receptions
- Extensive Private Mature Garden To Rear
- Detached Garage With Ample parking
- Cul De Sac position
- Priced To Allow For Modernisation
- Double Glazed Windows / Oil Fired Central Heating

### PRICE Offers Over £158,950

*Positioned within a quiet select cul-de-sac in the highly regarded established Swanston Park area of Newtownabbey. Perfectly situated in close proximity to Sandyknowes roundabout Belfast city centre is easily accessible and local schools, shops, and public transport are all within comfortable walking distance. Externally the this extended Semi detached enjoys an extensive private mature rear garden seldom found in new developments and the property further benefits from a detached garage and private driveway for off off street parking. Priced to allow for modernisation, this home will appeal to the buyer searching for a home within an enviable location at a realistic price.*



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BT36 5EU  
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## ACCOMMODATION

### GROUND FLOOR

Front door into:

#### SPACIOUS ENTRANCE HALL

Original wood panelling. Understair storage cupboard.

#### FURNISHED CLOAKROOM

Comprising button flush w.c, pedestal wash hand basin. Fully tiled walls

#### LOUNGE 13'10" x 11'6"

Into bay window. Original tiled fireplace with matching hearth and picture rail

#### FAMILY ROOM 21'4" x 11'6"

Dual window aspect

#### KITCHEN 9'3" x 9'3"

Fitted with a comprehensive range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine and dish washer. Integrated eye level oven, separate 4 ring hob and overhead extractor fan. Part tiled walls

### FIRST FLOOR

#### BEDROOM 1 10'7" x 9'3"

Wall to wall mirrored wardrobe

#### BEDROOM 2 12'3" x 11'6"

Built in double wardrobe

#### BEDROOM 3 8'3" x 7'8"

### BATHROOM

Bath. Pedestal wash hand basin, part tiled walls

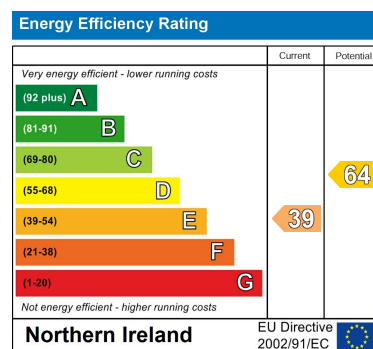
Seperate low flush w.c, part tiled walls

### OUTSIDE

Neat garden to front.

Driveway to side leading to detached garage

Extensive mature private garden to rear laid mainly in lawn with paved patio area and paved walkway. Screened by a variety of plants, shrubs and trees. Large workshop and fenced off dog run.



**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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