



**4 St. Annes Crescent, Newtownabbey, BT36 5JZ**

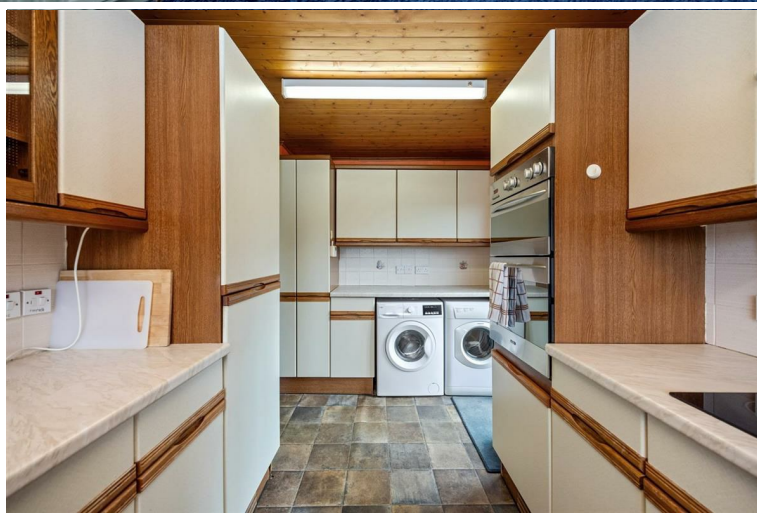
- Well Presented, Extended Bungalow
- Lounge; Separate Family/Dining Room
- Three Well Proportioned Bedrooms
- Oil Heating; PVC Double Glazing
- Private, Mature Site
- Three Bedroom; Two+ Reception
- Kitchen
- Bathroom; Separate W.C.
- Private Driveway; Detached Garage
- Convenient, Well Sought After Location

**Offers Over £199,950**

**EPC Rating E**



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Glass panelled, hardwood front door. Access to partially roof space via slingsby style ladder.

#### LOUNGE 16'4" x 11'5"

Open fire in stone clad fireplace, with tiled hearth.

#### FAMILY / DINING ROOM 17'3" x 8'2"

PVC double glazed French doors to rear garden. Open arch leading to:



### **KITCHEN 14'1" x 7'10"**

Fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated double oven and fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Twin glass fronted display cabinets. Splashback tiling to walls. Glass panelled, hardwood door to driveway.

### **BEDROOM 1 11'11" x 11'5"**

Range of built in wardrobes and storage.

### **BEDROOM 2 11'7" x 10'5"**

Built in wardrobes and storage.

### **BEDROOM 3 11'7" x 6'11" (wps)**

### **SHOWER ROOM**

White, two piece suite comprising tiled shower enclosure and vanity unit. Electric shower. Splashback tiling to walls. Access to hot press.

### **CLOAKROOM**

With white W.C.

### **EXTERNAL**

Double gates leading to generous sized, private driveway area, finished in tarmac.

Front garden finished in lawn and range of plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Large, fully enclosed, private rear garden, finished in lawn, paved patio area and range of plants, trees and shrubbery.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

### **MATCHING DETACHED GARAGE 17'10" x 9'0"**

Up and over door. Power and light.

### **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.





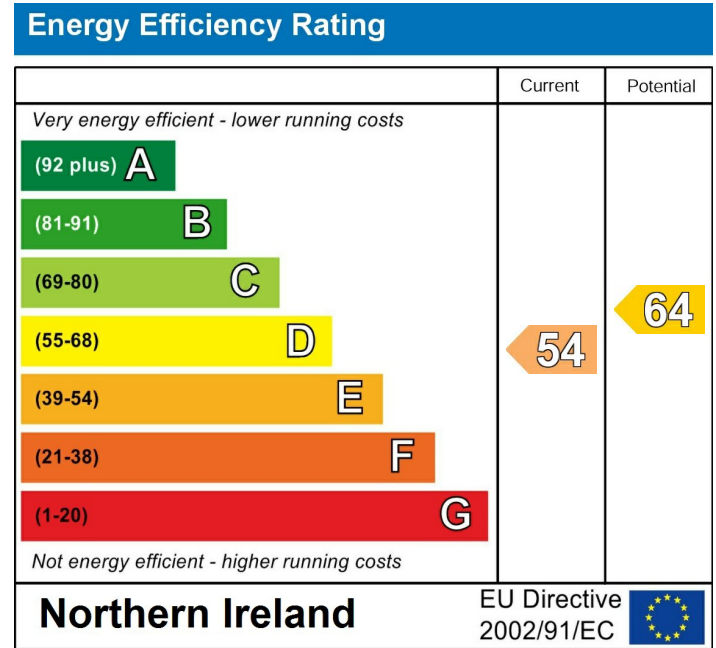
**Well presented, extended, three bedroom / two reception, detached bungalow, with matching detached garage, occupying a spacious, private site in St. Anne's Crescent, Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge, separate dining / family room, kitchen, three well proportioned bedrooms, bathroom, and separate cloakroom with WC.**

**Externally, the property enjoys private driveway finished in tarmac, matching detached garage, and gardens front and rear, finished in lawn, paved patio area 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.**



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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