



447 Antrim Road, Newtownabbey, BT36 5EE

- Semi Detached Home
- Lounge; Separate Family Room
- Bathroom; Separate WC
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Kitchen
- Floored Roof Space
- Private Driveway; Garage
- Convenient Location

Offers Over £169,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Glass panelled door with matching side screen and fanlight over, leading to:

ENTRANCE HALL

Tiled floor. Stairwell to first floor. Glass panelled, folding doors, leading to cloakroom.

LOUNGE 13'5" x 11'6" (wps)

Bay window to front elevation. Focal point fireplace. Wood laminate floor covering.

FAMILY ROOM 12'7" x 11'6"

Open fire. Tiled floor. PVC double glazed, French doors with matching side screens. Open arch leading to:



KITCHEN 9'10" x 9'5"

Fitted kitchen with high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with extractor hood over. Integrated oven. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space with Velux window, via slingsby style ladder.

BEDROOM 1 12'7" x 10'4"

Fitted wardrobes and storage units.

BEDROOM 2 11'6" x 10'11"

BEDROOM 3 9'7" x 7'8"

BATHROOM

Two piece suite comprising panelled bath and pedestal wash hand basin. Part tiling to walls. Access to hot press.

CLOAKROOM

With WC.

EXTERNAL

Private driveway, finished in tarmac.

Front garden, finished in lawn and trees.

External lighting.

Outside tap.

Fully enclosed rear garden, finished in lawn and paved patio area.

PVC oil storage tank.

MATCHING DETACHED GARAGE 19'1" x 9'7"

Up and over garage door. Separate service 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, spacious, three bedroom, semi detached home with garage, occupying a generous sized plot off Antrim Road, Glengormley, Newtownabbey.

The property comprises entrance porch, entrance hall, bay fronted lounge, separate family room, open arch to kitchen, three bedrooms, bathroom, separate WC, and floored roof space.

Externally, the property enjoys private driveway area, garage and gardens front and rear.

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

Ideal first/second time buy or 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		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		66
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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