



17 Swanston Gardens, Newtownabbey, BT36 5DR

- Spacious Semi Detached Home
- Kitchen
- Economy 7 Heating
- Private Driveway
- Generous Sized Rear Garden
- Three Bedroom; Two Reception
- Bathroom; Separate WC
- PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £154,950

EPC Rating F





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Timber parquet flooring. Part timber panelling to walls. Stairwell to first floor. Access to under stairs store.

LOUNGE 12'5" x 11'5"

Exposed tongue and groove timber flooring.

FAMILY ROOM 12'5" x 11'6"

Open fire in tiled fireplace. Exposed tongue and groove timber flooring.

KITCHEN 8'11" x 8'7"

Fitted kitchen with range of low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. PVC double glazed door to rear garden.



FIRST FLOOR

LANDING

Access to roof space. Positive air ventilation system.

BEDROOM 1 12'5" x 10'3"

Twin built in wardrobes. Exposed tongue and groove timber flooring.

BEDROOM 2 12'5" x 11'6"

Built in wardrobe. Exposed tongue and groove timber flooring.

BEDROOM 3 10'0" x 8'8" (wps)

Built in wardrobe and range of storage. Exposed tongue and groove timber flooring.

BATHROOM

White, two piece suite comprising panelled bath and pedestal wash hand basin. Electric shower over bath. Access to shelved hot press. Exposed tongue and groove timber flooring.

SEPARATE WC

With white WC. Exposed tongue and groove timber flooring.

EXTERNAL

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

Paved private driveway.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, paved patio area and wide array of plants, trees and shrubbery.

Outside tap.

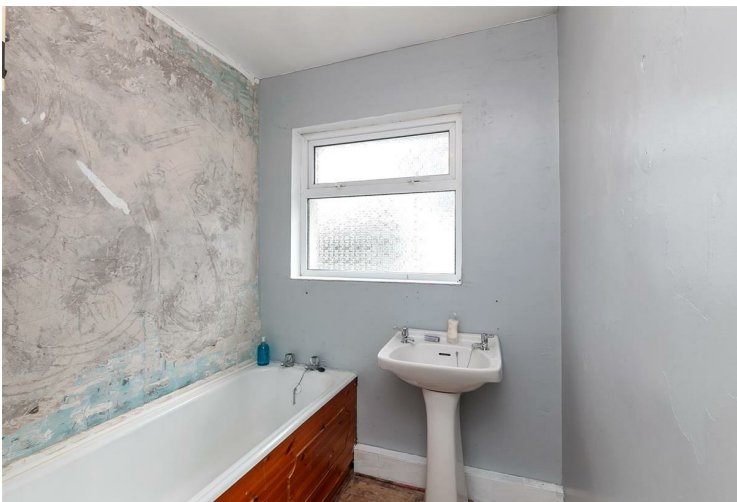
MATCHING DETACHED GARAGE 13'5" x 9'0" (approx)

PVC coated, roller shutter door. Separate service door to rear.

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, three bedroom/two reception, semi-detached home, with matching detached garage, situated within the popular Swanston area of Glengormley, Newtownabbey.

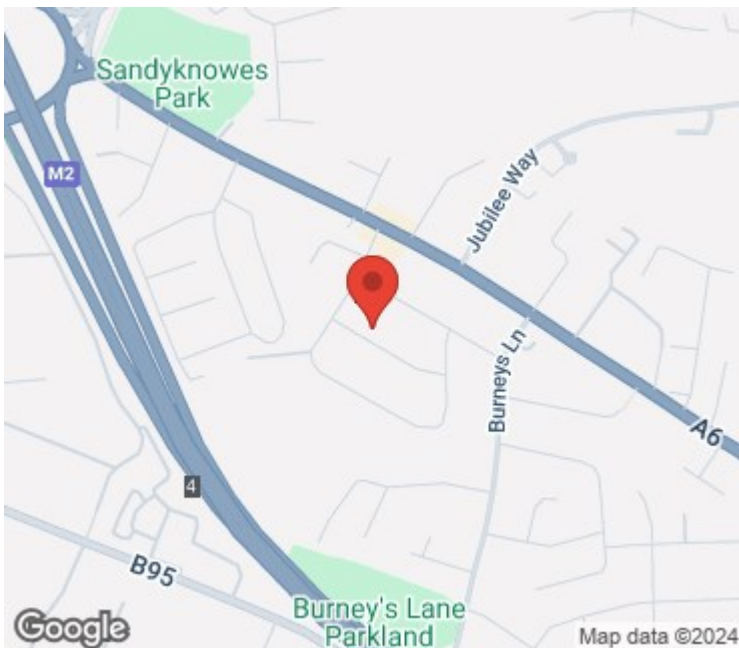
The property comprises entrance hall, lounge, separate family room with open fire, kitchen, three well-proportioned bedrooms, bathroom, and separate cloakroom with WC.

Externally, the property enjoys generous sized, paved private driveway area, matching detached garage, and gardens front and rear, finished in lawn, decorative stone, paved patio areas, and wide array of plants, trees and shrubbery.

Other attributes include PVC double glazing, Economy 7 heating and convenient location.

The property is in need of modernising and refurbishment, as generously reflected within marketing figure.

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		67
(55-68) D		
(39-54) E	31	
(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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