



43 Swanston Avenue, Newtownabbey, BT36 5DS

- Spacious Semi Detached Home
- Modern Fitted Kitchen
- Separate Furnished Cloakroom
- PVC Double Glazing
- Generous Sized Garden
- Three Bedroom; Two Reception
- Bathroom; Four Piece Suite
- Oil Heating
- Private Driveway; Garage
- Convenient, Well Sought After Location

Offers Over £179,950

EPC Rating



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

#### FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Half tiling to walls. Wood laminate floor covering.

#### LOUNGE 12'5" x 11'5"

Open fire in brick fireplace with tiled hearth. Open arch leading to:

#### DINING ROOM 12'5" x 11'5"



## **KITCHEN 12'2" x 8'7" (wps)**

Modern, fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Space for washing machine and dishwasher. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press and roof space.

### **BEDROOM 1 12'5" x 11'5"**

Fitted wardrobes and storage units.

### **BEDROOM 2 12'5" x 11'5"**

### **BEDROOM 3 8'9" x 8'2"**

### **BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate, oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Fully panelled walls. Tile effect flooring.

### **EXTERNAL**

Generous sized, private driveway area, finished in asphalt. PVC soffits, fascia and rainwater goods.

Outside tap.

Generous sized, rear garden, finished in lawn, shrubs and mature trees.

Oil fired central heating boiler.

PVC oil storage tank.

## **MATCHING DETACHED GARAGE 15'7" x 8'4"**

Up and over door. Separate service door to rear garden.

## **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.





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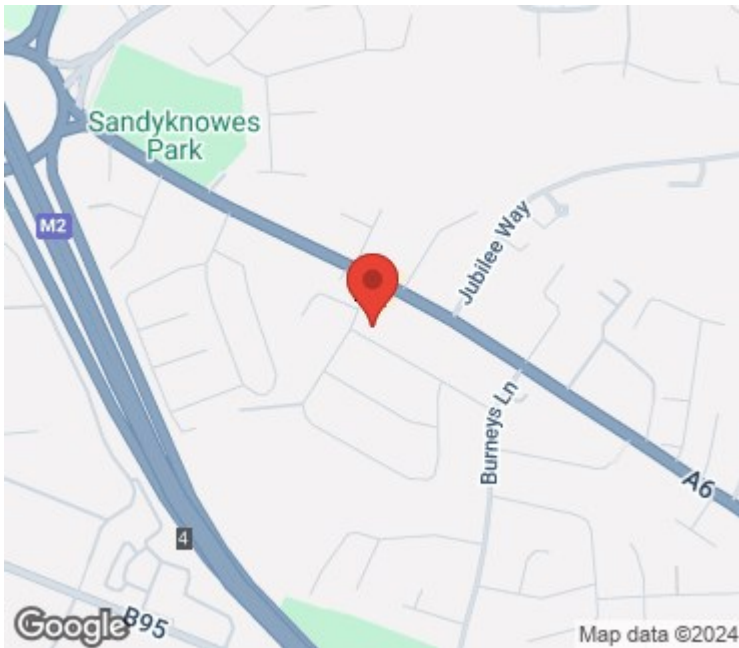
**Well presented, spacious, three bedroom, semi detached home with detached garage, located within the popular Swanston area of Glengormley, Newtownabbey.**

**The property comprises entrance hall, furnished cloakroom, lounge with open fire, dining room, kitchen, three well proportioned bedrooms, and bathroom, with contemporary, white, four piece suite.**

**Externally, the property enjoys private driveway finished in asphalt, detached garage, and rear garden, finished in lawn and mature trees.**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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