



## 7 Hartley Hall Crescent, Greenisland, BT38 8ZZ

- Georgian Style Semi Detached Home
- Bay Fronted Lounge; Stove
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom and En Suite
- Private Driveway
- Well Sought After Development

Offers Over £239,950

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite front door with hardwood, double glazed side screens. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

#### LOUNGE 17'4" x 11'8" (wps)

Dual aspect windows. Bay window to front elevation. Cast iron, wood burning stove on slate hearth.





## **KITCHEN THROUGH DINING ROOM 18'10" x 12'0" (wps)**

Modern fitted kitchen with range of high and low level storage units, with contrasting, wood block effect, melamine work surface. Matching island unit with breakfast bar area. Stainless steel sink unit with draining bay. Integrated, gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed French doors, leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store and roof space.

### **PRINCIPAL BEDROOM 15'0" x 10'2" (wps)**

#### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

#### **BEDROOM 2 10'3" x 9'5"**

#### **BEDROOM 3 9'5" x 8'3"**

#### **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising tile encased bath, wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

### **EXTERNAL**

Front garden, finished in lawn, brick pavior and hedgerow. Generous sized, private driveway area, finished in tarmac. External lighting.

Seamless Aluminium guttering.

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

Outside tap.

## **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.





**Red brick, bay fronted, Georgian style semi detached home, situated within the well sought after Hartley Hall development, Shore Road, Greenisland.**

**The property comprises entrance hall, furnished cloakroom, bay fronted lounge with wood burning stove, kitchen through dining room, modern fitted kitchen, three well proportioned bedrooms, to include principal en suite, and separate deluxe bathroom with contemporary, white, three piece suite.**

**Externally, the property enjoys generous sized private driveway finished in tarmac, and gardens front and rear, finished in lawn, paved patio area, and range of plants, trees and shrubbery.**

**Other attributes include gas 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>	<b>82</b>	<b>82</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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