

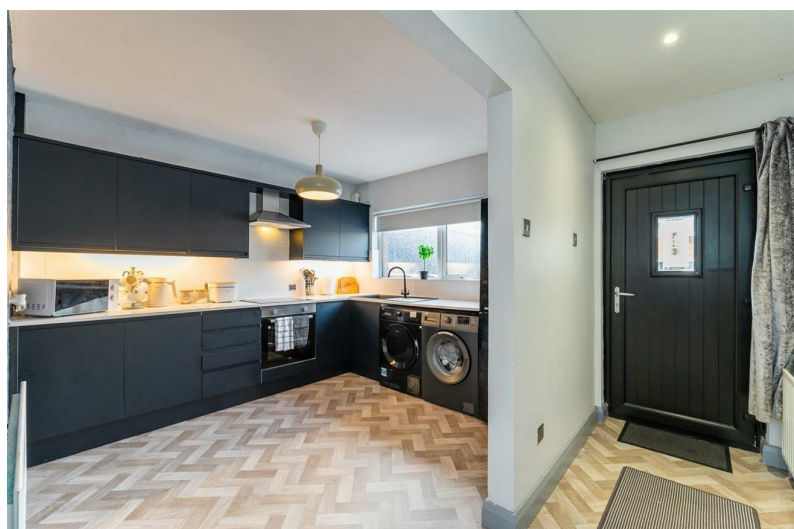


17 Harmin Drive, Newtownabbey, BT36 7UJ

- Well Presented Terrace Property
- Floored Roof Space
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Well-Proportioned Bedrooms
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over **£119,950**

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Access to under stairs store. Open arch to kitchen.

LOUNGE 16'10" x 12'5" (wps)

Cast iron, wood burning stove with brick hearth. Wood laminate floor covering. Access to first floor. PVC double glazed door to rear garden.



KITCHEN WITH INFORMAL DINING AREA 10'5" x 9'5"

Modern fitted kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Colour coded sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Upstands to walls to match work surface.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'5" x 9'5"

BEDROOM 2 10'6" x 9'6"

Access to hot press.

BEDROOM 3 9'6" x 6'11" (wps)

Store with timber ladder, accessing floored roof space.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Part tiling to walls. Tiled floor.

FLOORED ROOF SPACE 16'4" x 10'3" (wps)

Built in storage. Power, light and velux window.

EXTERNAL

Private double driveway, finished in tarmac.

Entrance porch.

Outside store.

PVC soffits, fascia and rainwater goods.

Oil fired central heating boiler.

Outside tap.

Fully enclosed, low maintenance rear garden, finished mainly in artificial grass.

External lighting.

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.





Immaculately presented, three bedroom, terrace property with floored roof space and private driveway, located within the popular and conveniently situated Harmin area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge with cast iron wood burning stove, kitchen with informal dining area, modern fitted kitchen, three well-proportioned bedrooms, family bathroom, and floored roof space.

Externally the property enjoys private double driveway finished in tarmac, and fully enclosed rear garden finished mainly in lawn and paving.

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

Ideal first 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	52	67
(39-54) E		
(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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