



85 Church Crescent, Newtownabbey, BT36 6ET

- Semi Detached Home
- Lounge; Separate Dining Room
- Bathroom
- Private Driveway
- View Towards Belfast Lough
- Three Bedrooms
- Kitchen
- Oil Heating; Double Glazing
- Gardens Front and Rear
- Convenient Location

Offers Over £124,950

EPC Rating E







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

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

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 14'2" x 11'10"

Tiled fireplace. Wood laminate floor covering. Glass panelled door leading to:

#### DINING ROOM 10'2" x 8'11"

Wood laminate floor covering. Access to shelved store. Sliding door leading to:





## **KITCHEN 11'11" x 6'10"**

Fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Plumbed and space for washing machine. Splashback tiling to walls. Chrome towel radiator. Tiled floor. Access to under stairs store. Glass panelled door leading to:

## **REAR PORCH**

Tiled floor. Oil fired central heating boiler. PVC double glazed door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 12'5" x 10'4" (wps)**

Fitted wardrobes. Access to hot press.

### **BEDROOM 2 10'3" x 8'6"**

View towards Belfast Lough.

### **BEDROOM 3 9'4" x 7'0" (wps)**

Built in store/wardrobe.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Fully tiled walls. Chrome towel radiator.

### **EXTERNAL**

Private driveway, finished in tarmac.

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

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn, brick pavior and range of plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

## **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.





**Three bedroom/ two reception, semi detached home, located within a popular residential area of Glengormley, Newtownabbey.**

**The property comprises entrance porch, entrance hall, lounge with tiled fireplace, separate dining room, kitchen, rear porch / utility store, three well-proportioned bedrooms and bathroom.**

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


**Other attributes include oil heating, double glazing, convenient location and view towards Belfast Lough.**

**Ideal first time buy / buy to let investment.**

**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>	44	59
(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 are 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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