



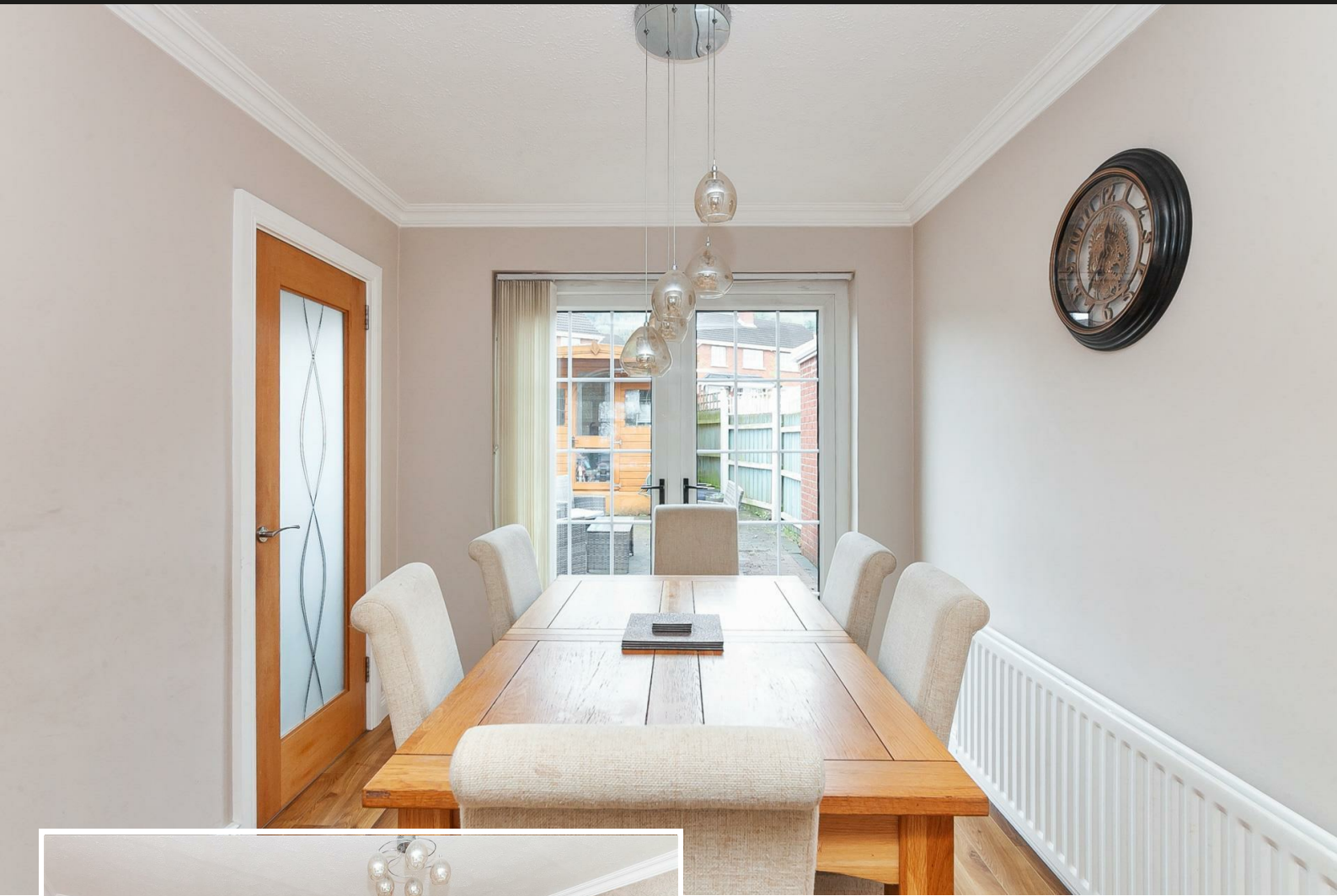
11 Hillcrest Villas, Newtownabbey, BT36 6EE

- Semi Detached Home
- Modern Fitted Kitchen
- Gas Heating
- Gardens Front and Rear
- Convenient Location
- Three Bedroom / Two Reception
- Deluxe, Fully Tiled Bathroom
- PVC Double Glazing
- Private Driveway
- Immaculately Presented Throughout

Offers Over £149,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, triple glazed front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor. Access to under stairs store with gas fired central heating boiler. Glass panelled doors, leading to lounge and kitchen.

LOUNGE 12'9" x 11'10"

Bay window to front elevation. Focal point fireplace. Wood laminate floor covering. Open arch leading to:

DINING ROOM 9'6" x 8'2"

Wood laminate floor covering. PVC double glazed, French doors, leading to rear garden and driveway. Glass panelled door, leading to:



KITCHEN 9'11" x 9'6"

Modern fitted, white, high gloss 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. Integrated, ceramic hob with glass splashback and stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine. Integrated, under counter fridge and separate under counter freezer. Glass fronted display cabinets. Glass splashback to walls. Tiled floor. PVC double glazed door to rear garden and driveway.

FIRST FLOOR

LANDING

Access to shelved store. Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 12'9" x 8'6"

Fitted wardrobes in mirror panelled, sliding doors.

BEDROOM 2 11'6" x 9'7" (wps)

Fitted wardrobes in mirror panelled, sliding doors.

BEDROOM 3 9'10" x 9'9" (wps)

DELUXE FULLY TILED BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Chrome towel radiator.

EXTERNAL

Fully enclosed front garden, finished in lawn.

PVC soffits, fascia and rainwater goods.

Low maintenance, fully enclosed rear garden and private driveway, finished in paving and brick pavior.

Double gates to rear.

Outside tap.

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 / two reception, semi detached home, situated within the popular and conveniently located Hillcrest development, Doagh Road, Newtownabbey.

The property comprises entrance hall, bay fronted lounge with focal point fireplace, open arch to dining room, separate modern fitted kitchen, three well-proportioned bedrooms, and deluxe, fully tiled bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys front garden finished in lawn, and low maintenance, fully enclosed garden and private driveway to rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / 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	70	72
(55-68) D		
(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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