

5 Dorchester Crescent,
Newtownabbey, BT36 5GB

Asking Price: £155,000

 **Reeds Rains**

reedsrains.co.uk

Dorchester Crescent, Newtownabbey, County Antrim, BT36

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Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to offer for sale this well presented semi detached home which is located in a cul de sac in a very popular residential area just off the Ballyhenry Road. The internals comprise of entrance hall, lounge and fitted kitchen / diner. Upstairs there are three bedrooms and a bathroom with white suite. Other benefits include pvc double glazing, gas heating and a fully floored and sheeted roofspace. Outside there is a brick paved driveway leading to a detached garage, garden to front in lawn and brick paved garden to rear with feature decking area.

Entrance Hall

Complete with solid wooden flooring.

Lounge

12'10" x 10'3" (3.9m x 3.12m)

Naturally bright lounge with brick inglenook fireplace. Complete with solid wood flooring.

Kitchen Open To:

16'4" x 11'8" (4.98m x 3.56m)

Range of high and low level units with matching formica worktop, space for cooker space with concealed extractor fan overhead. One and half stainless steel sink unit. Plumbed for kitchen appliances. partly tiled walls, tiled floor in kitchen.

Dining Area

Ample casual dining space with sliding doors to rear garden.

Stairs To First Floor Landing

Bedroom One

11'11" x 9'9" (3.63m x 2.97m)

Bedroom Two

12'9" x 9'9" (3.89m x 2.97m)

Bedroom Three

7'9" x 7'6" (2.36m x 2.29m)

Bathroom

White suite comprising bath, Triton electric shower above, folding screen, pedestal wash hand basin, low flush wc, partly tiled walls, radiator.

Converted Roofspace

16'5" x 12' (5m x 3.66m)

Fully floored and sheeted, light, power, two velux windows, under eaves storage.

Externally

Detached Garage

Brick paved driveway leading to a detached garage, light, power, oil boiler.

Enclosed Rear Garden

Garden to front in lawn
Brick paved garden to rear with feature decking area.

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements

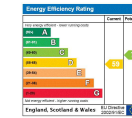
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.