

46 Hightown Gardens, Newtowabbey, County Antrim BT36 7TN



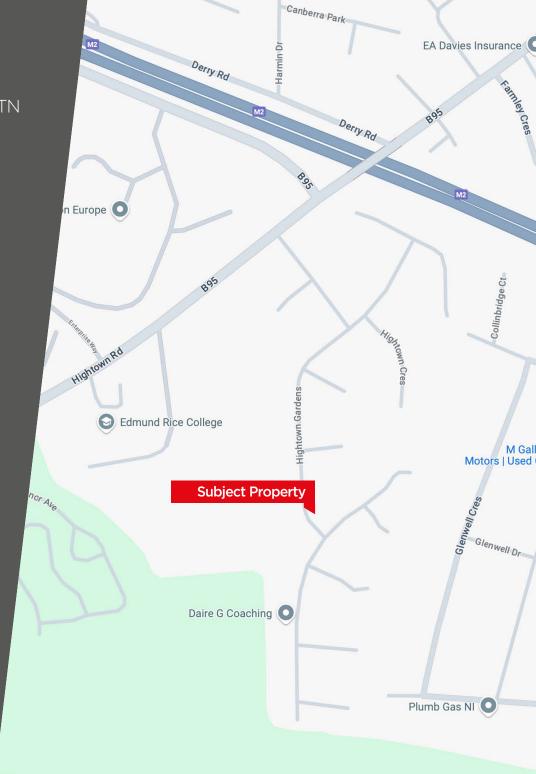
46 Hightown Gardens, Newtowabbey, County Antrim BT36 7TN

### **Summary**

- The property offers one open plan reception room, fitted kitchen, three bedrooms and bathroom. The house is priced to allow for full modernisation. It is sure to appeal to a wide range of purchasers including; young families, couples and downsizers.
- A host of amenities only a short distance walk including; schools, shops, transport facilities, restaurants and cafes.
- Rear gardens with mature hedging and trees, front lawns, driveway parking and detached garage.

#### Location

The property is in an extremely convenient residential location within walking distance of Antrim Road, in the town of Glengormley. Nearby occupiers include Glengormley Practice, Edmund Rice College, Ashgrove Primary School, Mossgrove Primary School, Iceland Supermarket, Medicare Pharmacy, Movie House Cinema, a variety of banks such as Nationwide, Bank of Ireland.





46 Hightown Gardens, Newtowabbey, County Antrim BT36 7TN

## **Description**

Frazer Kidd are delighted to bring this semi-detached bungalow situated in a very highly regarded popular residential location just off the Hightown Road. The accommodation comprises of an entrance hall, a spacious lounge with a fireplace, 2/3 bedrooms and 1/2 receptions, spacious kitchen, family bathroom to include bath, a front and large rear garden, private driveway and extensive garage. Property is in need of modernisation and would appeal to a variety of buyers.

### Accommodation

DETACHED GARAGE

Large enclosed garage, up and over door.

We assess the approximate dimensions to be as follows:

ENTRANCE HALL uPVC front door, wood flooring, cloaks	6.9m x 1.2m
LOUNGE Wood laminate flooring, feature tiled fireplace & hearth, radiator	4.78m x 3.61m
KITCHEN OPEN PLAN TO DINING AREA Range of high and low level units, round edge work surfaces, single drainer s fridge / freezer space, plumbed for washing machine, oven, dishwasher, glaz and ceramic tiled and wood laminate flooring, laminate panelled ceiling with	ed display unit, wall tiling
BEDROOM 1 Laminate wood flooring, radiator	3.46m x 3.89m
BEDROOM (2) Laminate wood flooring, radiator, storage cupboard	3.46m x 2.78m
BEDROOM (3) Laminate wood flooring, radiator, storage cupboard	3.08m x 2.78m
BATHROOM white suite comprising panelled bath including shower attachment and screeflush WC, fully tiled walls, mirror, laminate panelled ceiling with pendant light	
OUTSIDE Block paved driveway with stainless steel gate. Front in lawn, plants and shru Enclosed garden to rear, pvc oil storage tank.	ubs.









46 Hightown Gardens, Newtowabbey, County Antrim BT36 7TN

### **Price**

Inviting offers in the region of £165,000

### **Rates**

Approximate Rates Payable - 2024/2025 £1,004.96 per annum

The above should be verified with Land & Property Services. Rates information is provided for guidance purposes only as information source may be subject to change.

### Title

Assumed long leasehold/freehold.

### **Viewing**

Strictly by appointment with the sole selling agents:

#### Frazer Kidd

028 9023 3111 mail@frazerkidd.co.uk











### For further information please contact

#### **Brian Kidd**

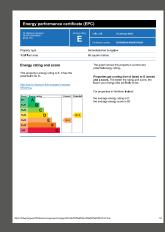
07885 739063 bkidd@frazerkidd.co.uk

#### **Amy Sands**

07824 446869 asands@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB 028 9023 3111 mail@frazerkidd.co.uk frazerkidd.co.uk

# **EPC**



#### Disclaime

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (I) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.