

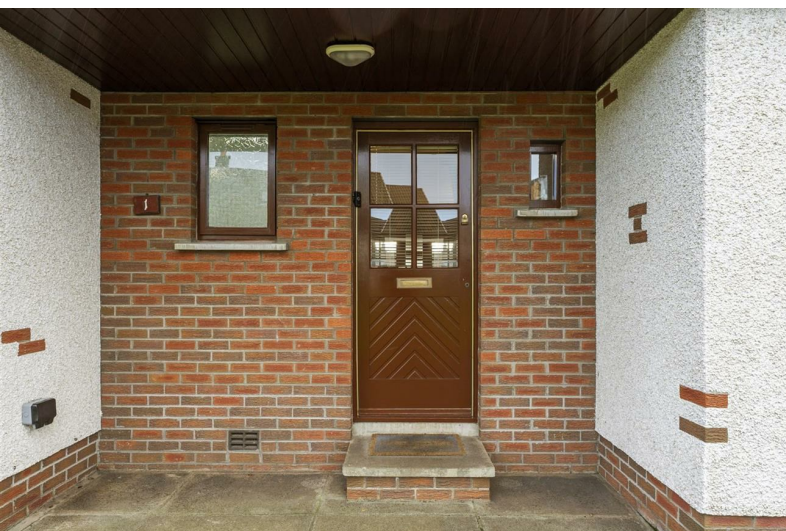


## 1 Holly Lane, Newtownabbey, BT36 5GU

- Extended, Detached Family Home
- Kitchen With Informal Dining Area
- Bathroom; Shower Room; En Suite
- Private Driveway
- Gardens Front and Rear
- Five Bedroom; Two+ Reception
- Utility Room
- Oil Heating; PVC Double Glazing
- Integral Garage
- Convenient Location

Offers Over £309,950

EPC Rating E



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using Planitip.

1 Holly Lane, Glengormley



1 Holly Lane, Newtownabbey, BT36 5GU



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Stairwell to first floor.

#### FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Illuminated mirror over sink. Chrome towel radiator.

#### DINING ROOM 15'8" x 12'7"

Open fire in brick fireplace with tiled hearth. Open arch leading to:

#### LOUNGE / SUN LOUNGE 24'2" x 14'1"

Cast iron, wood burning stove on tiled hearth. Triple aspect windows. PVC double glazed French doors leading to rear garden. Glass panelled French doors leading to:



### **KITCHEN WITH INFORMAL DINING AREA 18'6" x 12'8" (wps)**

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Upstands and matching breakfast bar. Inlaid, stainless steel sink unit. Integrated, touch screen, ceramic hob with extractor hood over. Integrated, double ovens. Integrated, under counter fridge and dishwasher. Wood laminate floor covering.

### **UTILITY ROOM 10'5" x 9'1"**

Range of fitted high and low level storage units with contrasting, melamine work surface. Ceramic sink unit. Plumbed and space for washing machine. Space for tumble dryer, fridge and dishwasher. Splashback tiling to sink. Tiled floor. Access to integral garage. PVC double glazed door to rear garden.

### **PRINCIPAL BEDROOM 12'10" x 11'10" (wps)**

Wood laminate floor covering.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Electric shower. Tiled floor.

### **BEDROOM 2 12'9" x 9'6"**

### **FIRST FLOOR**

#### **LANDING**

Access to shelved hot press and roof space.

### **BEDROOM 3 11'11" x 11'11"**

Built in wardrobes. Access to under eaves storage.

### **BEDROOM 4 16'9" x 9'8" (plus shelved recess)**

Wood laminate floor covering.

### **BEDROOM 5 8'11" x 8'9"**

Wood laminate floor covering.

### **FULLY TILED BATHROOM**

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

### **EXTERNAL**

Generous sized, private driveway area, finished in tarmac.

Front garden finished in lawn.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn and paved patio area.

Outside tap.

### **INTEGRAL GARAGE 18'4" x 9'5"**

Up and over door. Separate service door to utility room. Power, light and oil fired central heating boiler. Access to floored roof space (5.33m x 2.88m)

### **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, extended, family detached home, conveniently situated within the well sought after Sherwood development, Ballyhenry Road, Glengormley, Newtownabbey.**

**The property comprises entrance hall, fully tiled shower room, lounge, dining room, kitchen with informal dining area, utility room, five well proportioned bedrooms, to include principal en suite, and separate family bathroom.**

**Externally, the property enjoys generous sized private driveway, integral garage with floored roof space, and gardens front and rear, finished mainly in lawn.**

**Other attributes include oil heating and PVC double glazing.**

**Early viewing highly recommended.**



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>	<b>51</b>	<b>65</b>
(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 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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