



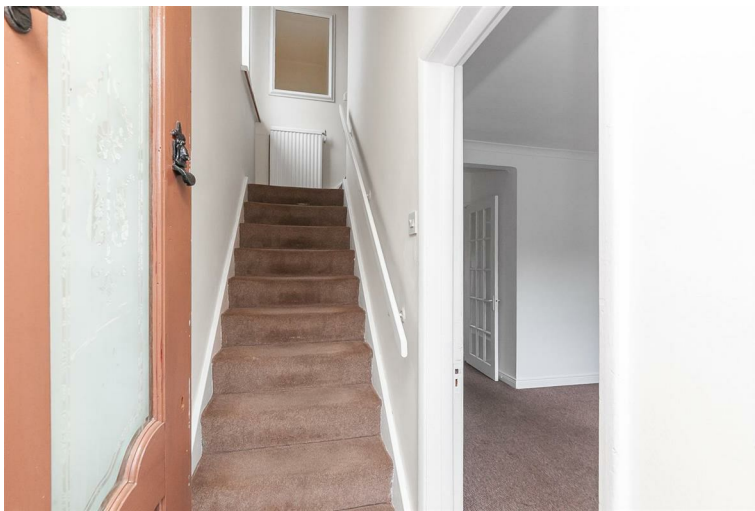
23 Tobarcooran Avenue, Newtownabbey, BT36 6EP

- Semi Detached Home
- Lounge; Focal Point Fireplace
- Bathroom With Three Piece Suite
- Private Driveway Area
- Elevated Views Towards Cave Hill & Belfast Harbour
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazed Windows
- Gardens Front And Rear
- Convenient Location

Offers Over £129,950

EPC Rating F





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glazed front door. Stairwell leading to first floor. Glazed, panelled door leading into:

#### LOUNGE 13'6" x 13'1" (wps)

Focal point fireplace with tiled hearth, timber surround and electric fire insert. Picture window to front elevation. Access to under stairs store with hot water tank, light and double glazed window.

#### REAR HALL

Hardwood, glazed, panelled rear door. Tile effect lino floor covering.



## **KITCHEN WITH INFORMAL DINING AREA 10'5" x 7'11"**

Fitted kitchen with range of high and low level storage units and contrasting, melamine work surface. Space and plumbed for gas hob with extractor hood over. Stainless steel sink unit with matching draining bay. Space for under counter oven. Space for fridge freezer. Space for washing machine. Splashback tiling to walls. Tile effect lino floor covering. PVC double glazed windows, enjoying views towards Cave Hill.

## **BATHROOM 7'2" x 5'4"**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Mixer tap, electric shower unit and folding screen over bath. Splashback tiling to bath area and sink. Tile effect lino floor covering.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 13'6" x 9'11"**

Picture window to front elevation. Built in wardrobe/store.

### **BEDROOM 2 10'6" x 7'6"**

Elevated views towards Cave Hill and Belfast Harbour.

### **BEDROOM 3 8'11" x 7'3"**

Elevated views towards Cave Hill and Belfast Harbour.

## **EXTERNAL**

Double gates leading to private driveway area finished in concrete.

Front garden finished mainly in lawn.

Entrance porch canopy.

Rear garden finished in lawn and concrete service area.

PVC oil storage tank.

Oil fired central heating boiler (housed).

External lighting.

Outside tap.

## **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. Gas hob and electric oven are being removed from the property and are not included within the sale.





**Well presented, three bedroom, semi detached home with driveway area and gardens front and rear, conveniently located in the popular Tobarcooran area of Glengormley, Newtownabbey, within walking distance of the shops and amenities of the village.**

**The property comprises entrance hall, lounge with focal point fireplace, rear hall, kitchen with informal dining area, bathroom with three piece suite, and three well proportioned first floor bedrooms.**

**Externally the property enjoys private driveway area finished in concrete, front garden finished mainly in lawn, and rear garden finished in lawn and concrete service area.**

**Other attributes include oil fired heating, PVC double glazed windows, and elevated views towards Cave Hill and Belfast Harbour.**

**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>		<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>30</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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