

## 24 CHURCH DRIVE

Glengormley  
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Shower Room
- PVC Double Glazing
- Oil Heating
- Detached Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

**Offers Around £164,950**

# 24 Church Drive

Glengormley, Newtownabbey, BT36 6EX



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE PORCH

Pvc double glazed front door, tiled floor

#### ENTRANCE HALL

Wood laminate flooring, radiator

#### LOUNGE

14'1" x 11'11" at widest (4.29m" x 3.63m" at widest )

Hole in wall style fireplace with slate surround, wood laminate flooring, two radiators

#### DINING ROOM

10'2" x 8'10" at widest (3.10m" x 2.69m" at widest )

Wood laminate flooring, radiator, pvc double glazed sliding patio doors to rear, open to kitchen

### KITCHEN

11'9" x 6'10" (3.58m" x 2.08m')

Modern range of cream high gloss high and low level units, formica worktop, stainless steel single drainer sink unit, built in double oven, ceramic hob, extractor fan, integrated fridge / freezer and dishwasher, plumbed for washing machine, partly tiled walls, wood laminate flooring, breakfast bar

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12'5" x 8'5" (3.78m" x 2.57m" )

Built in mirror sliding robes, radiator

#### BEDROOM 2

10'3" x 8'7" (3.12m" x 2.62m" )

### BEDROOM 3

9'4" x 6'10" at widest (2.84m" x 2.08m" at widest )

Radiator

### SHOWER ROOM

Chrome shower cubicle, electric shower, semi pedestal wash hand basin, low flush wc, fully pvc panelled walls, chrome heated towel radiator

### OUTSIDE

Brick paved driveway

Bark paved garden to front

Fully enclosed paved patio area at rear with steps to a feature paved patio area

Outhouse with oil boiler, oil tank

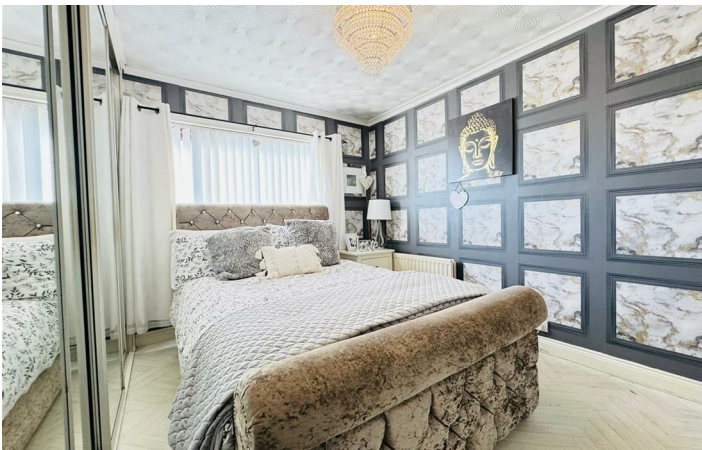
Detached garage, up and over door,

light & power



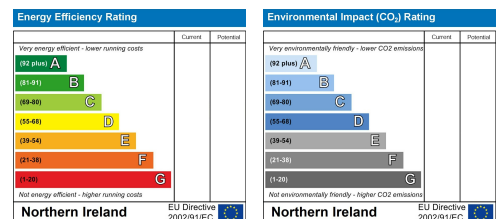
## Directions





# Floor Plan

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