



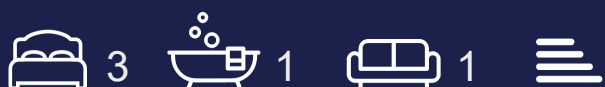
## 8 Kings Crescent, Newtownabbey, BT37 0DH

Offers Over £149,950

- Semi detached bungalow in popular residential area
- Lounge with feature fireplace
- Bathroom with white suite
- uPVC fascia and rainwater goods
- Detached garage
- 3 Bedrooms
- Kitchen with built in units
- Double glazing in uPVC frames
- Oil fired central heating
- Generous mature site

# 8 Kings Crescent, Newtownabbey BT37 0DH

Occupying a generous site in this quiet and popular residential area, we have pleasure in marketing this attractive semi detached bungalow which offers bright and spacious accommodation. The property will require some updating in days ahead. Located close to local schools, shops and public transport facilities, this is a property we can recommend with up most confidence.



Council Tax Band: Northern Ireland



## **Reception Hall**

Access to roof space.

## **Lounge**

15'8 x 12'2

Marble feature fireplace. Open plan to:

## **Kitchen**

10'6 x 10'2

Built in units. Laminate work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiling. Fluorescent light. Hot press with copper cylinder tank. Willis type immersion heater.

## **Bedroom (1)**

10'9 x 10'6

Laminate wood flooring.

## **Bedroom (2)**

10'9 x 7'6

## **Bedroom (3)**

7'11 x 7'6

## **Bathroom**

Bathroom with white suite. Panelled bath with mixer tap. Electric shower. Vanity unit. Low flush WC. Ceramic tiled floor. Fully tiled walls. Extractor fan. Pine panelled ceiling.

## **Outside**

Front laid in spacious lawn. Variety of plants, trees and shrubs.

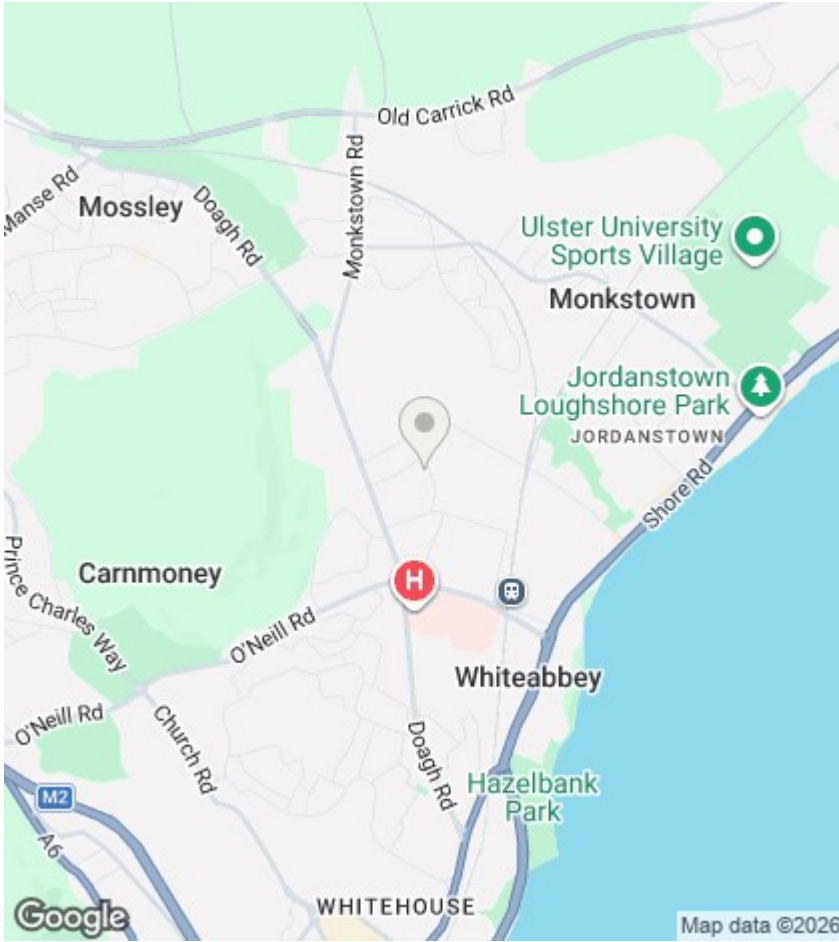
Rear garden enclosed laid in lawn. Fuel bunker.

Outside light and tap. Oil storage tank.

## **Garage**

18'1 x 9

Detached matching garage. Up and over door. Oil fired boiler.



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		