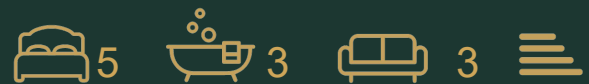


FOR SALE

11 Glenross Park
Newtownabbey, BT36 5GN



Offers over £274,950



New to the Sales Market – 11 Glenross Park, Newtownabbey

Nest is delighted to present this fantastic five-bedroom linked-detached home in the ever-popular family development of Glenross Park, Newtownabbey. Ideally located close to excellent local schools and a range of amenities, this spacious property is perfect for growing families. Internally, the home boasts two reception rooms, a modern fitted kitchen with an informal dining area, a convenient downstairs W/C, a main family bathroom, and an ensuite off the principal bedroom. Externally, the property benefits from a private paved driveway, an integral garage, and a well-maintained private garden to the side and rear.

Contact Nest today to arrange your private viewing.

HALLWAY 17'3 x 6'7 (5.26m x 2.01m)
Composite front door with glazed side panel and feature glazed insets. Ceramic tiled flooring. Access to storage.

LOUNGE 16'3 x 11'7 (4.95m x 3.53m)
Feature gas fire with limestone surround and mantle. Contrasting tiled inset and hearth. Laminate wood effect flooring.

FITTED KITCHEN 19'2 x 18'9 (5.84m x 5.72m)
Solid oak range of high and low level units with contrasting granite worktops and matching upstand. Feature vaulted ceiling with recessed spotlights. Two stainless steel sink unit with mixer taps and drainer. Stainless steel hot water tap. Integrated induction hob. Angled integrated extractor fan. Two integrated oven/grills. Integrated plate warmer. Integrated microwave. Space for fridge freezer. Feature island/ breakfast bar area. Ceramic tiled flooring. French doors leading to rear garden.

UTILITY ROOM 9'5 x 10'9 (2.87m x 3.28m)
Range of high and low level units with contrasting formica worktops. Space for washing machine. Space for tumble dryer. Space for fridge freezer. Stainless steel sink unit with mixer taps and drainer. Ceramic tiled flooring. Access to rear garden.

SIDE HALL 4'2 x 3 (1.27m x 0.91m)

TOILET 5'5 x 2'11 (1.65m x 0.89m)
White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Feature wood paneling. Ceramic tiled flooring.

FAMILY ROOM 9'5 x 10'10 (2.87m x 3.30m)
Ceramic tiled flooring. Recessed spotlights.

GARAGE 18'8 x 9'5 (5.69m x 2.87m)

FIRST FLOOR

LANDING 12'3 x 10'3 (3.73m x 3.12m)

STORAGE 4 x 3'5 (1.22m x 1.04m)

BEDROOM 1 14'5 x 10'4 (4.39m x 3.15m)

ENSUITE 5'10 x 6'4 (1.78m x 1.93m)
White suite comprising white suite with fully enclosed mains shower. Low flush W/C. Vanity style wash hand basin with mixer taps. Ceramic tiled flooring. Tiled walls. Recessed spotlights.

BEDROOM 2 14'2 x 9'5 (4.32m x 2.87m)
Access to roofspace.

BEDROOM 3 10'4 x 10'1 (3.15m x 3.07m)
Laminate wood effect flooring.

BEDROOM 4 10'3 x 9'9 (3.12m x 2.97m)

BEDROOM 5 9'5 x 7'10 (2.87m x 2.39m)

FAMILY BATHROOM 7 x 7'9 (2.13m x 2.36m)
White suite comprising curved paneled bath with mixer taps and hand held shower. Fully enclosed mains shower unit. Vanity style sink with mixer taps. Low flush W/C. Tiled flooring. Tiled walls. Recessed spotlights.

OUTSIDE
Enclosed rear and side gardens with laid in lawns bordered by mature shrubbery and paving. Feature paved seating area. Feature paved driveway for multiple cars. Outdoor tap. Outdoor lighting.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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