

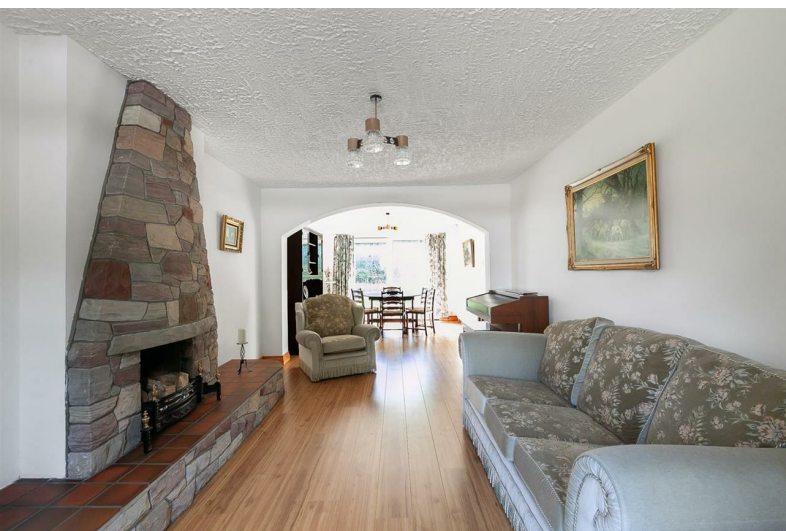


53 Sallybush Road, Newtownabbey, BT36 4TG

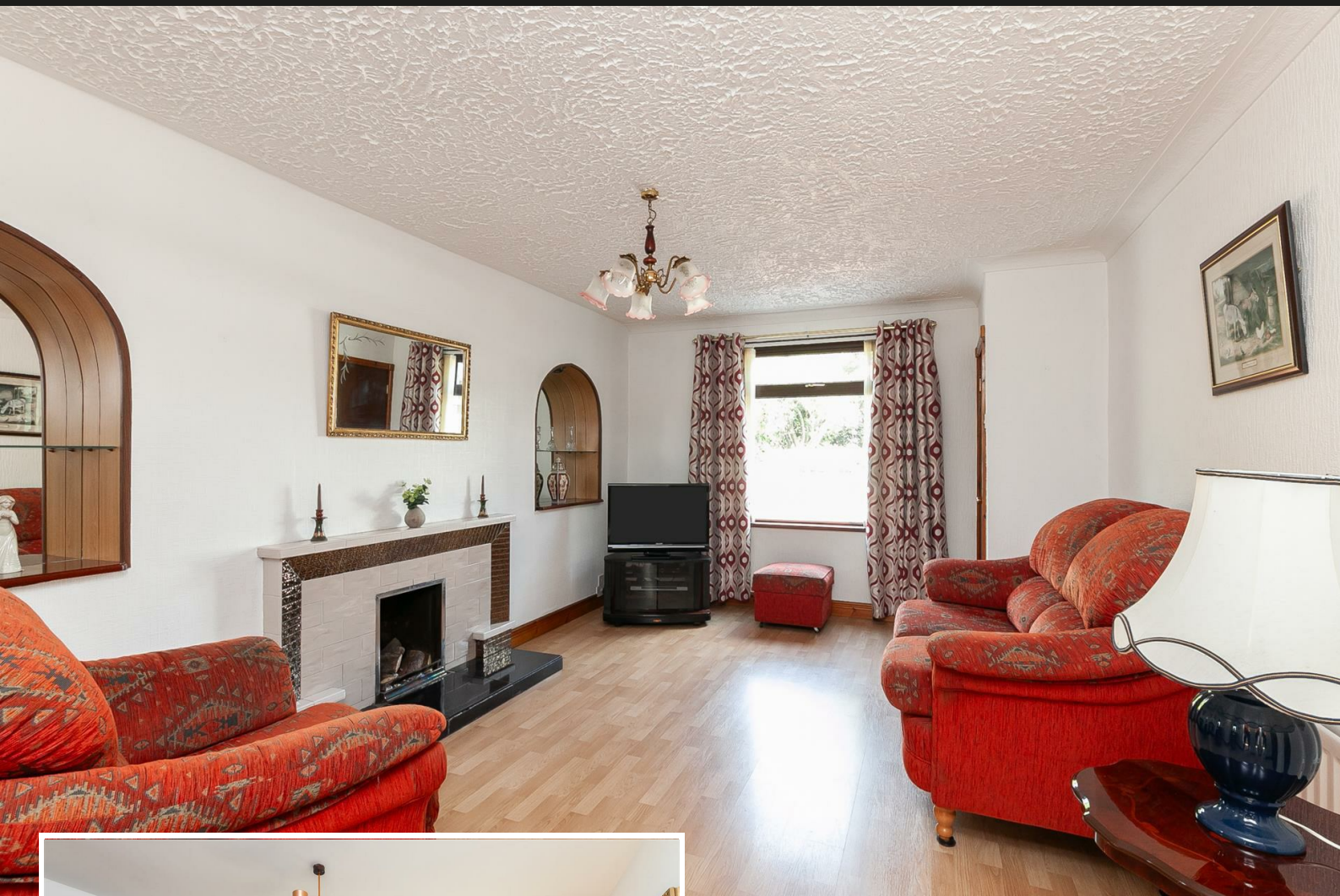
- Spacious Detached Family Home
- Kitchen With Informal Dining Area
- Oil Heating
- Private Driveway
- Gardens Front, Side and Rear
- Four Bedroom; Three+ Reception
- Bathroom; Four Piece Suite
- PVC Double Glazing
- Attached Garage
- Convenient Location

Offers Over £249,950

EPC Rating E



53 Sallybush Road, Newtownabbey, BT36 4TG



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed French doors. Tiled floor. Glass panelled door leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 17'2" x 11'3"

Open fire in tiled fireplace. Access to under stairs store.

#### FAMILY ROOM 17'0" x 11'1"

Open fire with stone clad chimney and matching hearth. Wood laminate floor covering. Open arch leading to:

#### DINING ROOM 12'0" x 10'11"

PVC double glazed, sliding patio door to rear garden. Wood laminate floor covering.



## **KITCHEN WITH INFORMAL DINING AREA 15'5" x 11'11"**

Fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with double draining bays. Cooker point with stainless steel extractor hood over. Plumbed and space for washing machine and dishwasher. Fitted breakfast bar unit. Space for fridge freezer. Splashback tiling to walls. Tiled effect, wood laminate floor covering. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to hot press.

### **BEDROOM 1 17'2" x 12'1"**

Wood laminate floor covering.

### **BEDROOM 2 11'1" x 11'1"**

Built in wardrobe.

### **BEDROOM 3 18'8" x 8'11" (wps)**

Access to roof space.

### **BEDROOM 4 12'0" x 9'5"**

Exposed timber, tongue and groove flooring.

### **BATHROOM**

Four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Fully tiled walls.

### **EXTERNAL**

Double gates leading to private driveway area, finished in concrete.

External lighting.

PVC soffits, fascia and rainwater goods.

Front garden, finished in lawn.

Concrete service area to both sides.

Outside tap.

Rear garden, finished mainly in lawn.

PVC oil storage tank.

Second outside tap.

Lean to store to rear.

### **ATTACHED GARAGE 14'9" x 9'10" (approx)**

PVC coated, roller shutter door.

### **IMPORTANT NOTE TO ALL POTENTIAL**



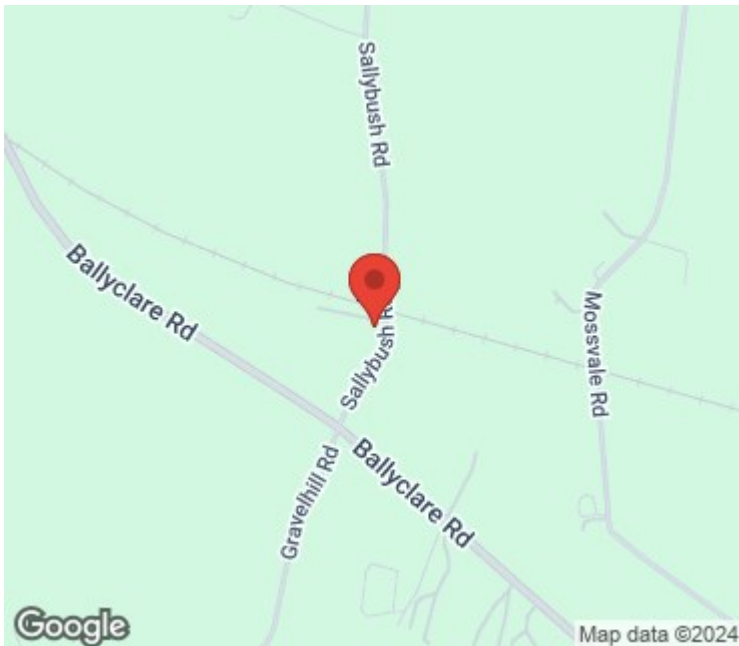


## PURCHASERS

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.



**Deceptively spacious, extended, four bedroom / three+ reception, detached home with attached garage, occupying a private site on the periphery of Glengormley, Newtownabbey. The property comprises entrance porch, entrance hall, lounge, family room, dining room, kitchen with informal dining area, four well-proportioned bedrooms, and family bathroom. Externally, the property enjoys private driveway, attached garage (with lean to store), and gardens front, side and rear, finished mainly in lawn. Other attributes include oil heating, PVC double glazing, and convenient location. 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>56</b>
(39-54) <b>E</b>	<b>42</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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