



17 Christine Drive, Newtownabbey, BT36 6TF

- Extended, Detached Bungalow
- Separate Kitchen
- Oil Heating
- Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two Reception
- Shower Room; White Suite
- PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £199,950

EPC Rating F



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Access to cloakroom. Access to roof space.

LOUNGE 16'4" 11'11"

Picture window to front elevation. Focal point fireplace.

DINING ROOM 10'5" x 9'1"

KITCHEN 9'1" x 9'1"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Plumbed and space for washing machine and dishwasher. Splashback tiling to walls. Tile effect flooring. PVC double glazed door leading to rear garden.



BEDROOM 1 12'0" x 11'10" (wps)

Range of fitted wardrobe and storage units. Separate built in wardrobe.

BEDROOM 2 10'9" x 8'2"

Built in wardrobe.

BEDROOM 3 9'1" x 7'4"

SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Fully panelled walls. Access to shelved hot press.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn and range of plants, trees and shrubbery.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, patio area and range of plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

MATCHING DETACHED GARAGE 19'3" x 8'7" (approx)

Up and over door. Separate service door to garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Well presented, extended, three bedroom/two reception, detached bungalow with matching detached garage, situated within Christine Drive, Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge, dining room, kitchen, three well-proportioned bedrooms, and shower room, with contemporary, white, three piece suite.

Externally, the property enjoys private driveway, finished in tarmac, matching detached garage, and gardens front and rear, finished in lawn, patio area, and range of plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing and convenient location.

Early viewing highly recommended.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 34 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | 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 are 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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