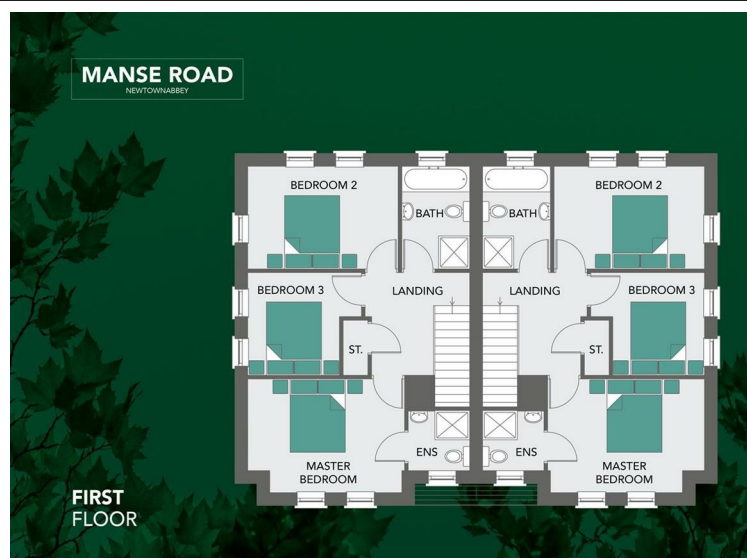


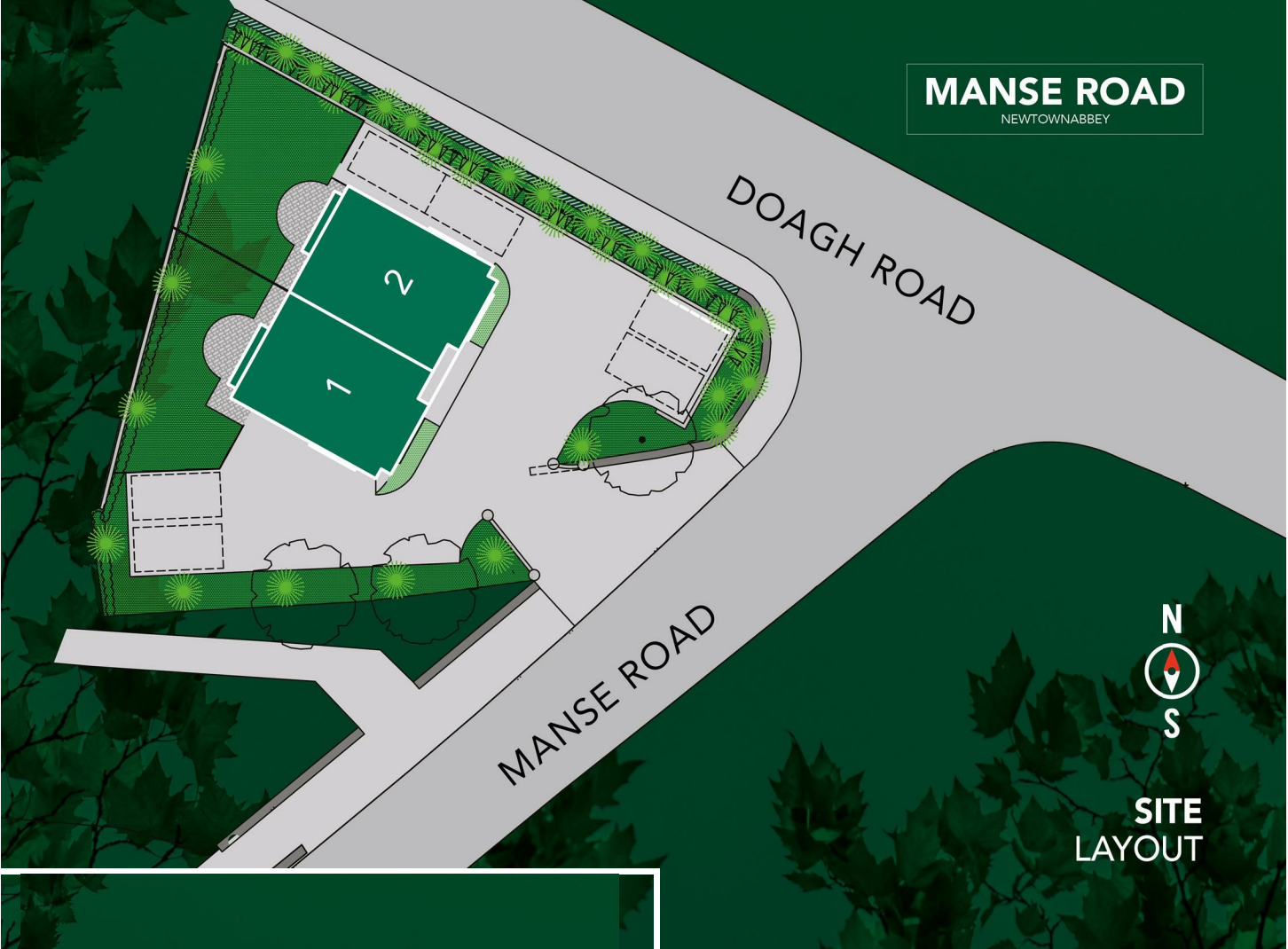


## Site 2 The Old Gate Lodge, 62 Manse Road, Newtownabbey, BT36 5DY

- Spacious, Semi Detached, New Build Home
- Circa 1,140 Sq Ft
- Lounge; Feature Window
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Exclusive Development Of Only Two Homes
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite
- Private Driveways and Landscaping

EPC Rating





PROPERTY DESCRIPTION

**MANSE ROAD**  
NEWTOWNABBEY

 COLIN  
GRAHAM  
RESIDENTIAL  
...WE SELL HOUSES

 CGR FINANCIAL  
...WE DO MORTGAGES





COMING SOON...

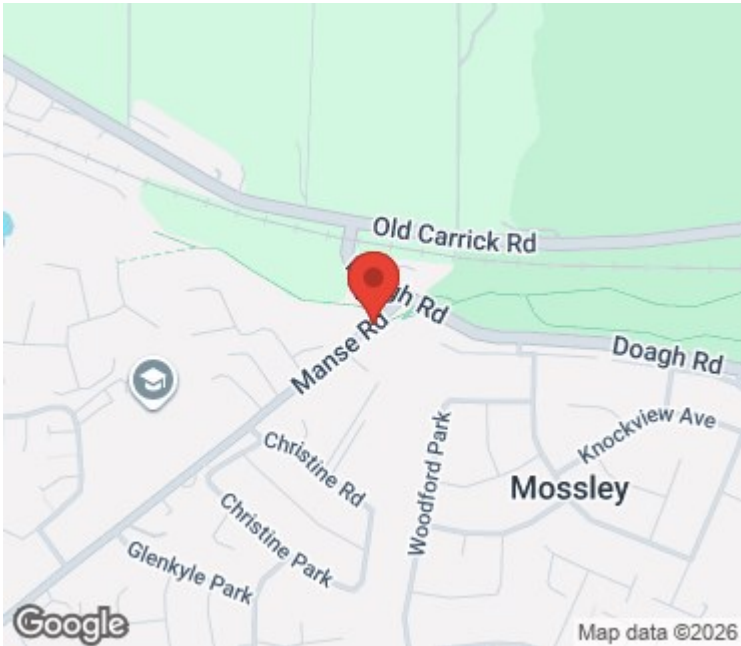
*The Old Gate Lodge, an exclusive scheme of only two contemporary, full turn key semi detached homes, conveniently situated off Manse Road, Newtownabbey.*

*Each property extends to c.1,140 sq ft, and accommodation comprises entrance hall, lounge, kitchen with informal dining area, utility room, furnished cloakroom, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom.*

*Externally, the properties enjoy generous sized private driveways, finished in decorative stone, and fully enclosed rear gardens, finished in lawn and paved patio areas.*

*Other attributes include oil heating and PVC double glazing.*

*Early interest 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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