



## 29 Old Irish Highway, Newtownabbey, BT37 9LE

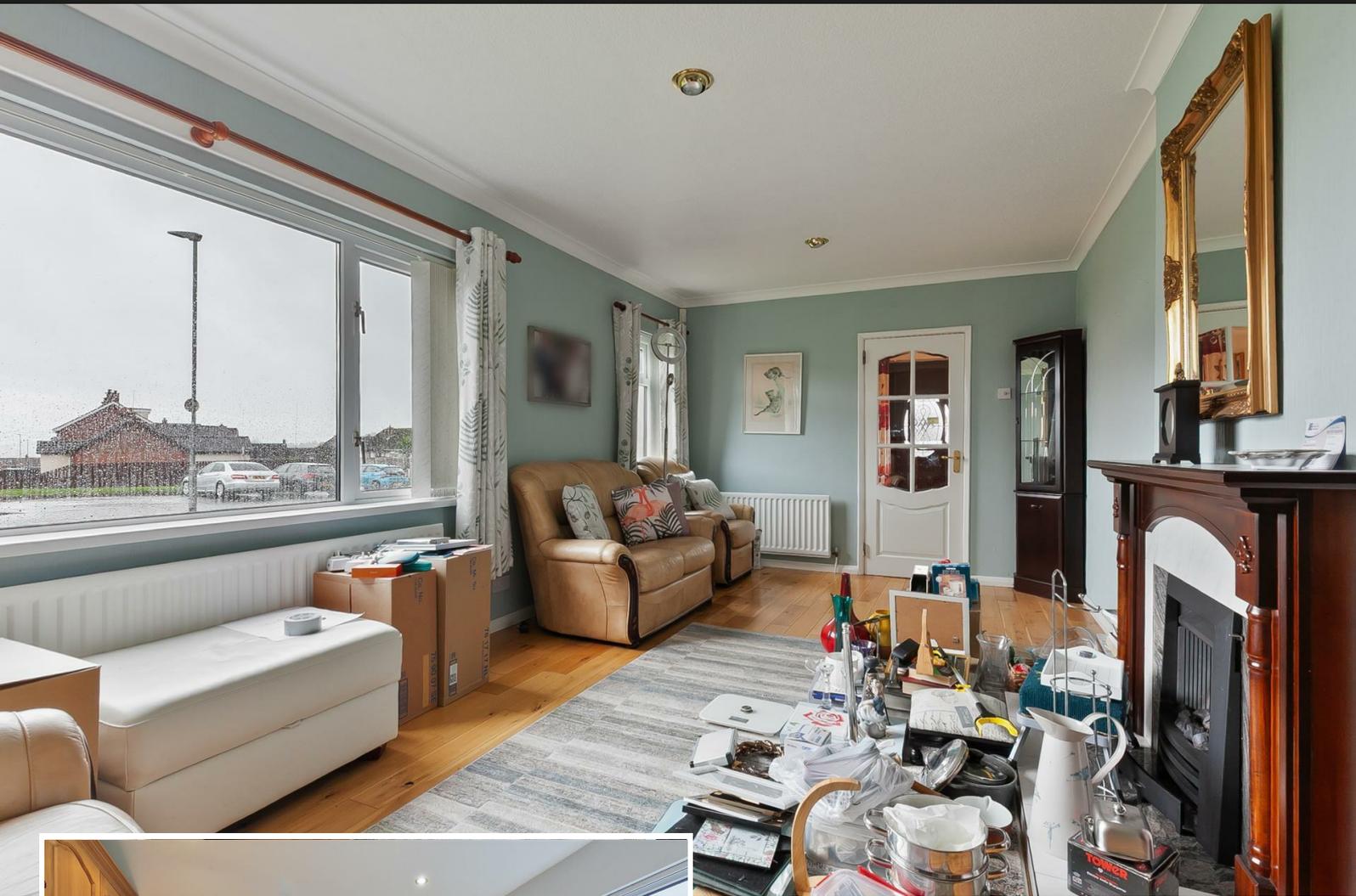
- Spacious Semi Detached Home
- Modern Fitted Kitchen; Utility Room
- Furnished Cloakroom
- Private Driveway
- Large, Fully Enclosed Rear Garden
- Three Bedroom; Two Reception
- Family Shower Room
- Oil Heating; PVC Double Glazing
- Garage
- Convenient Location

Offers Over £159,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE PORCH

PVC double glazed front door. Timber flooring. Stairwell to first floor. Access to under stairs store. Glass panelled door leading to lounge.

### FURNISHED CLOAKROOM

White, two, piece suite comprising vanity unit and WC. Splashback tiling to sink. Tiled floor.

### LOUNGE 20'8" x 10'5" (plus recess)

Gas fire in granite fireplace with tiled hearth and mahogany surround. Timber flooring. Glass panelled door leading to:

### DINING ROOM 11'7" x 8'9"

Wood laminate floor covering. Glass panelled door leading to:



### **KITCHEN 10'0" x 8'5"**

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. Space and plumbed for dishwasher. Glass fronted display cabinet. Upstands to walls to match work surface. Tiled floor. Open arch leading to:

### **UTILITY ROOM 6'2" x 5'4"**

Range of high and low level fitted storage units with contrasting worktop to match kitchen. Cooker point with stainless steel splashback and extractor hood over. Space for fridge freezer. Upstands to walls to match worktop. Tiled floor. PVC double glazed door leading to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Access to partially floored roof space. Access to shelved hot press.

#### **BEDROOM 1 15'6" x 10'1"**

Wall to wall fitted wardrobes in mirror panelled sliding doors.

#### **BEDROOM 2 11'7" x 10'2" (plus recess)**

#### **BEDROOM 3 11'9" x 10'7"**

#### **SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Fully tiled walls.

#### **EXTERNAL**

Private driveway finished in tarmac.

Front garden finished in lawn.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Large fully enclosed rear garden finished in lawn, paved patio areas, decorative stone and range of plants, trees and shrubbery.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

#### **GARAGE 18'9" x 8'8"**

Up and over door. Separate service door to rear garden. Power, light and water. Plumbed for automatic washing machine.

### **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.

**Spacious, well presented, three bedroom/two reception, semi detached home with garage, occupying a prime site off Old Irish Highway, Newtownabbey.**

**The property comprises entrance hall, furnished cloakroom, lounge, dining room, separate modern fitted kitchen, utility room, three well-proportioned bedrooms, and shower room, with white three piece suite.**

**Externally, the property enjoys private driveway, garage, and large, fully enclosed rear garden.**

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

**Early viewing highly recommended.**



| 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>63</b> |
| (39-54) <b>E</b>                            | <b>40</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 |           |

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