

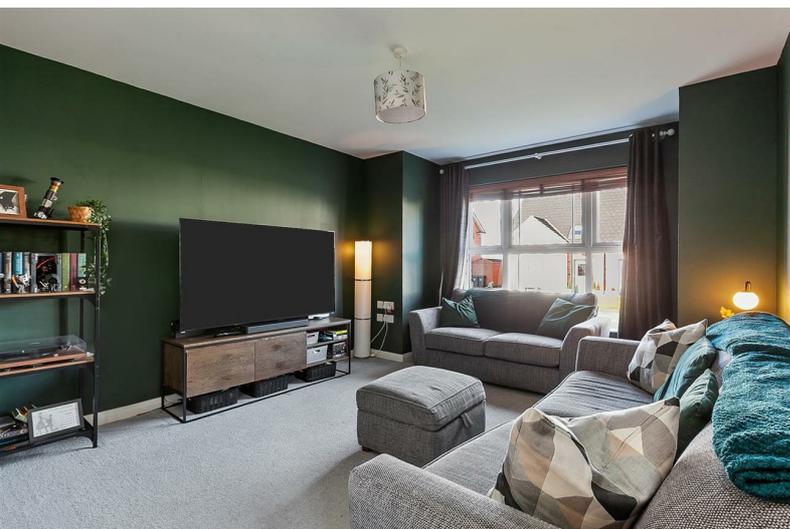


7 Foxtan Court, Newtownabbey, BT36 5FT

- Immaculately Presented, Semi Detached
- Bay Fronted Lounge
- Utility Store; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Large Garden
- Three Bedroom; Principal En Suite
- Kitchen With Informal Dining Area
- Deluxe Bathroom; White Suite
- Generous Sized Private Driveway
- Convenient, Well Sought After Location

Offers Over £229,950

EPC Rating B



7 Foxton Court, Newtownabbey, BT36 5FT



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite front door with hardwood double glazed fanlight over. Tiled floor. Half panelling to walls. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Tiled floor.

LOUNGE 16'0" x 11'10" (wps)

Box bay window to front elevation.



KITCHEN WITH INFORMAL DINING AREA 16'0" x 11'2"

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match worktop. Tiled floor. Access to under stairs utility store, plumbed for automatic washing machine and tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to walk in store and roof space.

PRINCIPAL BEDROOM 15'7" x 11'8" (wps)

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 10'3" x 8'2"

BEDROOM 3 11'7" x 7'5" (wps)

DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower and glass shower screen over bath. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Large corner site with gardens front, side and rear finished mainly in lawn.

External lighting.

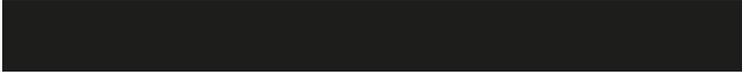
Outside tap.

PVC soffits, fascia and rainwater goods.

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

Immaculately presented, three bedroom, semi detached home, occupying a large, end of cul-de-sac, corner site, within the conveniently situated, well sought after Foxton development, Ballycraigy Road, Glengormley, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen with informal dining area, utility store, three bedrooms, to include principal en suite, and separate, family bathroom.

Externally, the property enjoys generous sized private driveway, and gardens front, side and rear, finished mainly in lawn.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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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