



6 Glebe Road West, Newtownabbey, BT36 6EH

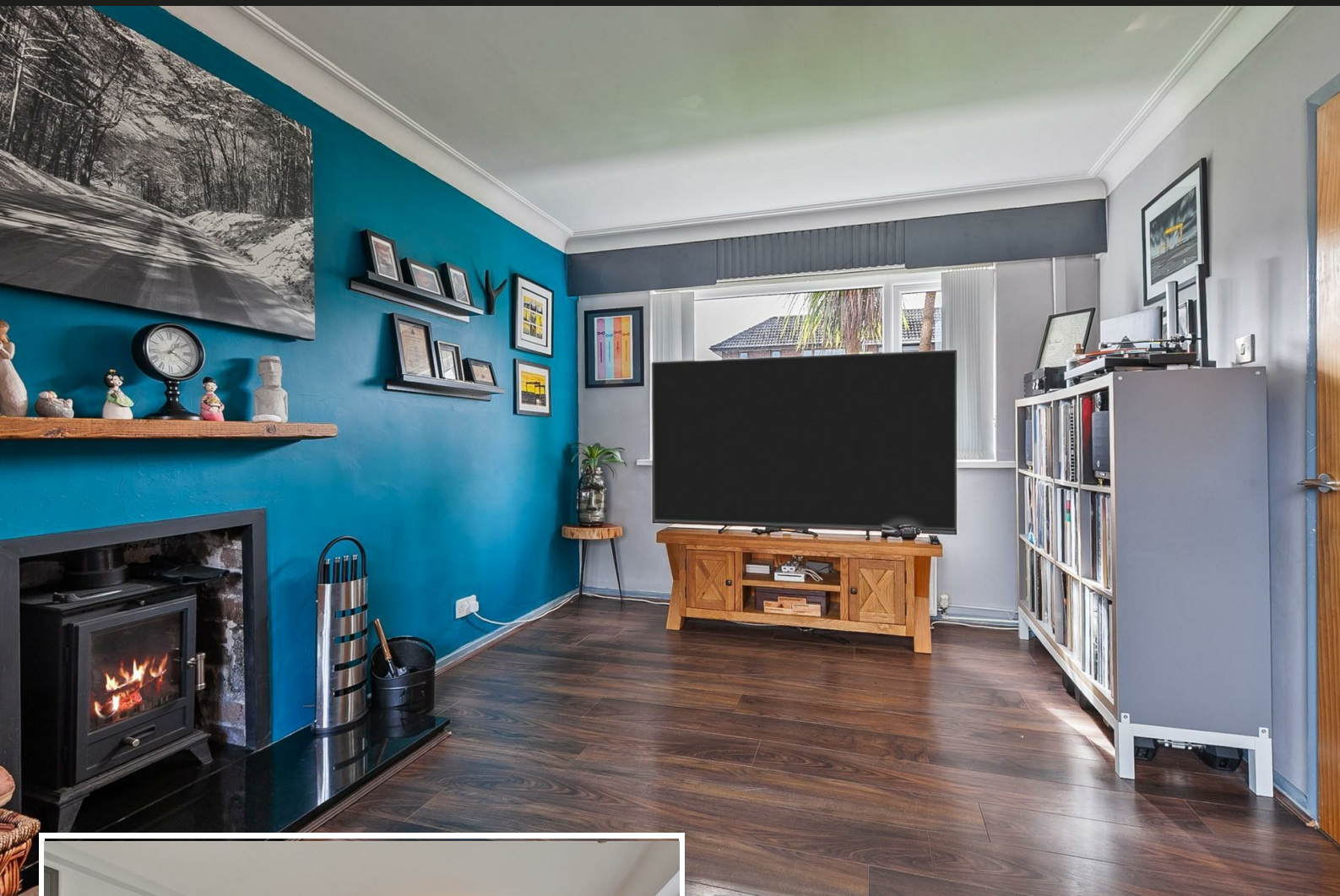
- Extended Family Detached Home
- 4 Bed; 2 Rec / 3 Bed; 3 Rec.
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Front & Side Gardens
- Adaptable Accommodation
- Modern Fitted Kitchen
- Separate Ground Floor Shower Room
- Private Driveway
- Convenient, Popular Location

Offers Over £249,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Composite, double glazed front door with PVC double glazed side screens. Wood laminate floor covering. Glass panelled door leading to:

ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

SHOWER ROOM

Wet room style shower area, wash hand basin and WC. Thermostat controlled mains shower. Fully panelled walls. Tiled floor.

LOUNGE 17'7" x 10'3"

Dual aspect windows. Cast iron, multi fuel burning stove on granite hearth. Wood laminate floor covering.

RECEPTION / BEDROOM 10'4" x 10'3"



SNUG 7'10" x 6'11"

Tiled floor. Access to utility store with gas fired central heating boiler and plumbed for automatic washing machine. Open arch leading to:

KITCHEN THROUGH DINING ROOM 16'5"x 16'1" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Colour coded sink unit with draining bay. Space for range style oven with extractor hood over. Space for American style fridge freezer. Space for tumble dryer. Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden and driveway.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 13'7" x 10'0"

Wood laminate floor covering.

BEDROOM 2 12'7" x 9'11"

BEDROOM 3 10'5" x 7'2"

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising free standing bath, separate shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Tile effect panelling to walls. Towel radiator. Tile effect flooring.

EXTERNAL

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

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

External power points.

Side garden finished in paved patio and tree bark play area.

Rear garden finished in paved patio area.

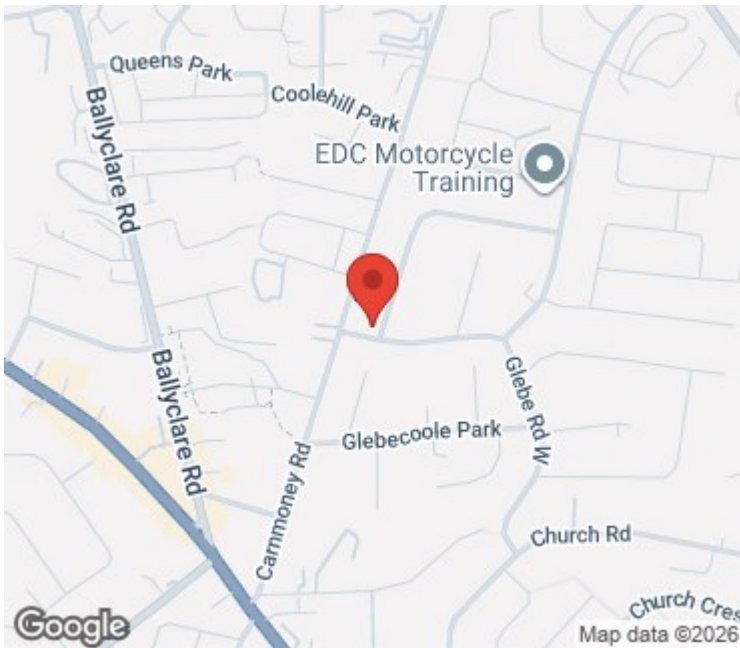
Double gates leading to private driveway finished in concrete with service area to rear.

Electric car charging point.

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, detached family home, conveniently situated within the popular Glebe/Carmoney Road area of Glengormley, Newtownabbey.

The property offers adaptable accommodation, and comprises entrance porch, entrance hall, ground floor shower room, lounge, family room / bedroom four, snug, kitchen with informal dining area, three first floor bedrooms, and deluxe family bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys private driveway, front and side gardens, and service area to rear.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 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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