

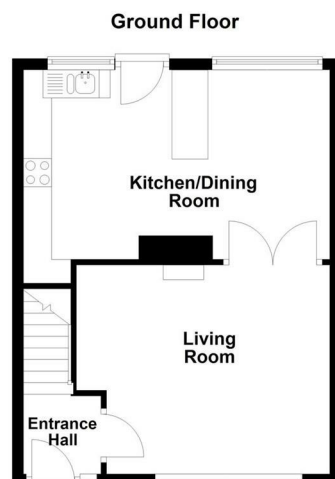


26 Richmond Gardens, Newtownabbey, BT36 5LA

- Immaculately Presented Semi D
- Floored Roof Space
- Kitchen Through Dining Room
- Fully Tiled Bathroom
- Private Driveway; Garage
- Three Bedrooms
- Lounge; Multi Fuel Burning Stove
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden

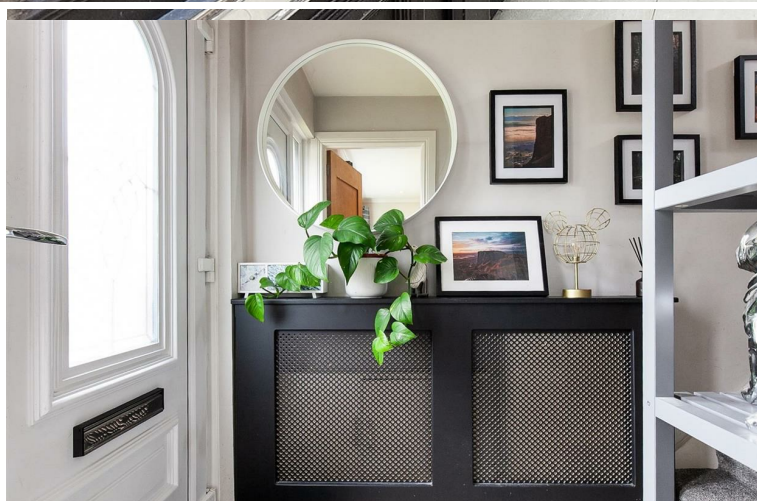
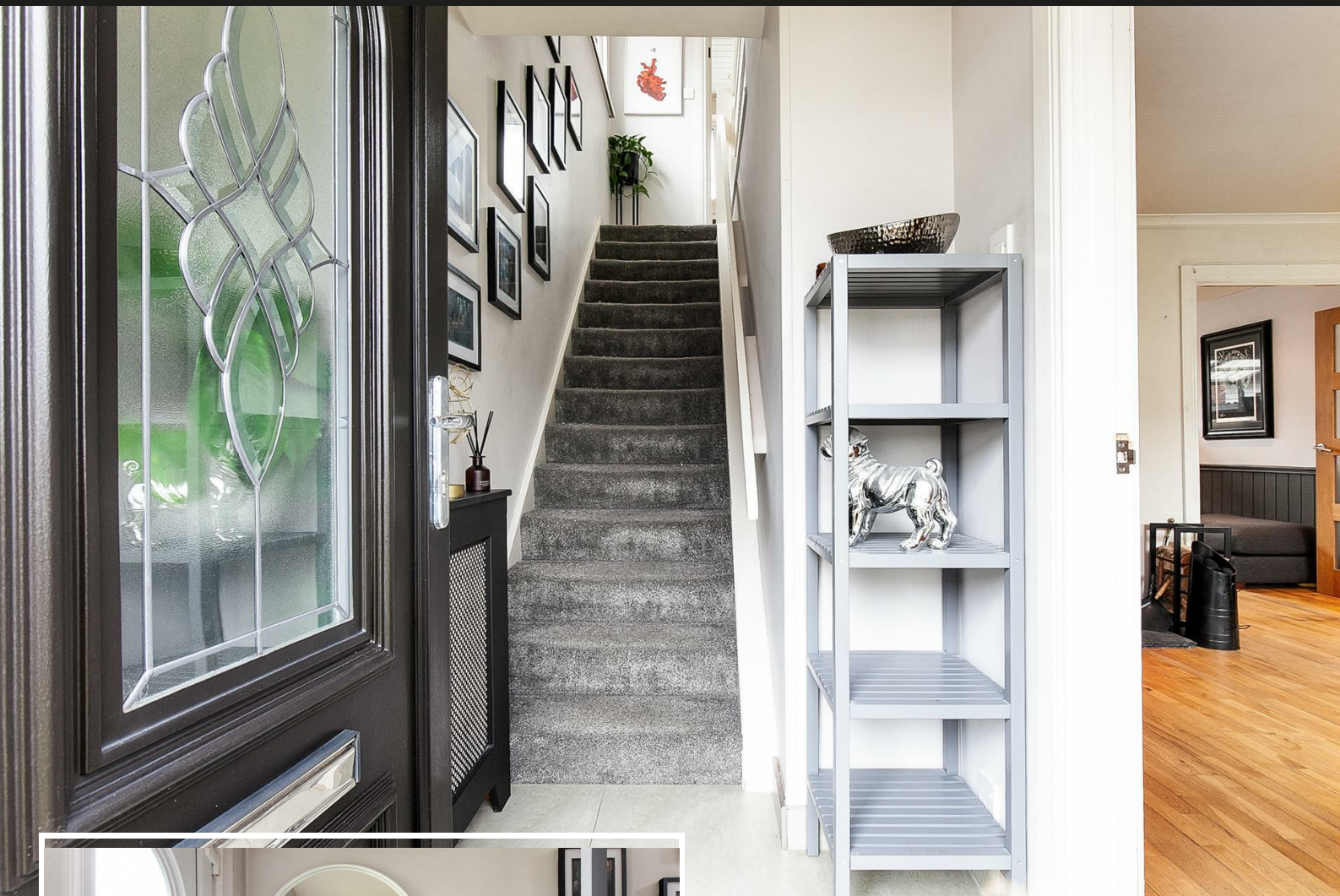
Offers Over £189,950

EPC Rating



26 Richmond Gardens, Newtownabbey

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor.

LOUNGE 14'5" x 11'11" (wps)

Stone clad inglenook recess with cast iron and multi fuel burning stove on slate hearth. Picture window to front elevation. Timber flooring. Glass panelled French doors leading to:



KITCHEN THROUGH DINING ROOM 17'10" x 11'1" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine work top. Matching breakfast bar unit. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine and dishwasher. Space for American style fridge freezer. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor to kitchen area. Timber flooring to dining area. Timber panelling. Half panelling to walls to dining area. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and floored roof space via slingsby style ladder.

BEDROOM 1 11'5" x 10'1"

Built in wardrobes.

BEDROOM 2 10'0" x 9'5"

BEDROOM 3 8'4" x 7'6" (wps)

Built in shelved store.

FULLY TILED BATHROOM

White, three piece comprising tile and case bath, vanity unit and WC. Thermostat controlled main shower unit with drench shower head and glass shower head over bath. Chrome towel radiator.

FLOORED ROOF SPACE 17'6" x 11'5" (wps)

Power, light, radiators and velux windows. Access to eaves storage and store with gas fired central heating boiler.

EXTERNAL

Double gates leading to generous sized private driveway finished in tarmac.

Front garden finished in lawn, slate chippings and shrubs.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, timber decking, slate chippings and stone.

Outside tap.

MATCHING DETACHED GARAGE 22'4" x 9'10" (wps)

PVC coated roller shutter door. Power, light and partitioned utility area to rear.

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.

Immaculately presented, three bedroom, semi detached home with floored roof space and garage, situated within the popular Richmond area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge with multi fuel burning stove, kitchen through dining room, modern fitted kitchen, three bedrooms, fully tiled bathroom, and floored roof space.

Externally, the property enjoys private driveway, matching detached garage (with utility area to rear), and fully enclosed rear garden.

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

Early viewing highly recommended to avoid disappointment.

Energy Efficiency Rating

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