



16 Farmley Crescent Glengormley, Newtownabbey, BT36 7TX

**Offers Around
£147,500**

We are delighted to offer for sale this well presented semi detached villa which is located just off the ever popular Hightown Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; spacious entrance hall, good size lounge / dining all with wood laminate flooring and a separate fitted kitchen with access to rear. Upstairs there are three bedrooms, all with built in storage a bathroom with white suite and separate w.c.

Other benefits include pvc double glazing and gas heating.

Outside there is a tarmac driveway leading to a detached garage, pebbled garden to front and a concrete patio area to rear with steps up to lawn.

Early viewing recommended !!

16 Farmley Crescent

Glengormley, Newtownabbey, BT36 7TX



- Semi Detached Villa
- Three Bedrooms
- Large Lounge / Dining
- Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Gas Heating
- Detached Garage

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

LOUNGE / DINING ROOM

21'4" x 10'7" (6.50m" x 3.23m")
Feature hole in wall style fireplace, wood laminate flooring, two radiators

KITCHEN

9'6" x 7'10" (2.90m" x 2.39m")
Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker

space, extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, radiator, pvc double glazed back door.

FIRST FLOOR

LANDING

BEDROOM 1

11'2" x 10'8" (3.40m" x 3.25m")
Radiator, built in wardrobe

BEDROOM 2

10'6" x 9'9" (3.20m" x 2.97m")
Radiator, built in wardrobe

BEDROOM 3

9'7" x 8'2" (2.92m" x 2.49m")
Radiator, built in wardrobe

BATHROOM

Walk in shower arrear, thermostatic shower, vanity unit, low flush wc, chrome heated towel radiator, storage cupboard was gas boiler

SEPARATE WC

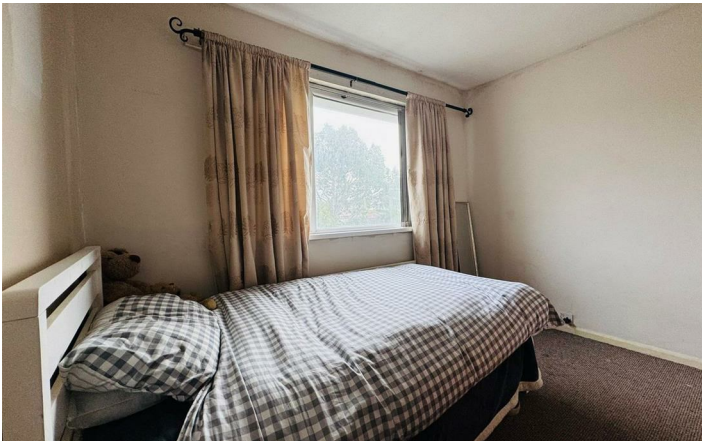
Pedestal wash hand basin, wc, radiator

OUTSIDE

Tarmac driveway leading to a garage, light
Concrete patio area to rear with steps to garden in lawn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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