



ULSTER PROPERTY SALES

UPS

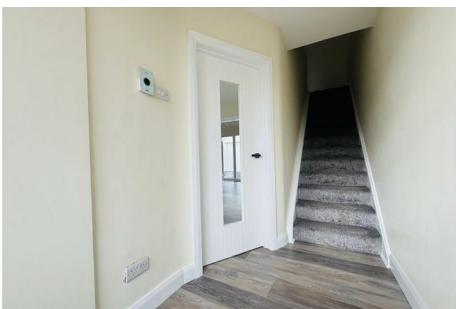
GLENGORMLEY BRANCH

303 Antrim Road, Glengormley,
Newtownabbey, County Antrim, BT36

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NETWORK STRENGTH - LOCAL KNOWLEDGE



11 CHURCH PARK

**Glengormley
Newtownabbey BT36**

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Modern Shower Room
- PVC Double Glazing / Gas
- Detached Garage
- Cul De Sac Position

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

Offers Over £179,950

11 Church Park

Glengormley, Newtownabbey, BT36 6ER



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

LOUNGE

13'11" x 11'10" at widest (4.24m" x 3.61m" at widest)

Hole in wall style mock fireplace, wood laminate flooring, radiator

DINING ROOM

10'3" x 8'10" (3.12m" x 2.69m")

Wood laminate flooring, radiator, pvc double glazed sliding patio doors to rear, access to kitchen

KITCHEN

11'10" x 6'9" (3.61m" x 2.06m")

Modern newly installed range of high

and low level units, wood effect worktop, basin 1/2 stainless steel sink unit, built in oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer and dishwasher, wood laminate flooring, radiator

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

12'5" x 10'3" (3.78m" x 3.12m")

Radiator

BEDROOM 2

10'3" x 8'5" (3.12m" x 2.57m")

Radiator

BEDROOM 3

9'4" x 6'11" at widest (2.84m" x 2.11m" at widest)

Radiator, built in cupboard

SHOWER ROOM

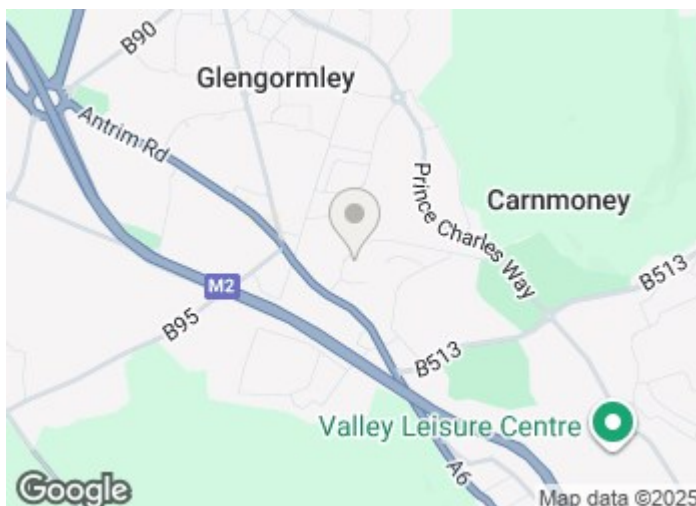
Chrome shower cubicle, thermostatic shower, vanity unit, low flush wc, part pvc panelled walls, wood laminate flooring, chrome heated towel radiator

OUTSIDE

Tarmac driveway leading to a detached garage

Tarmac garden to rear

Former rear porch with gas boiler



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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