



Hollybrook Grove,

**Offers in the region of  
£164,950**



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# Hollybrook Grove, Newtownabbey, County Antrim

## Offers in the region of £164,950

Reeds Rains present for sale this spacious semi detached home located in the popular Hollybrook area of Newtownabbey. This adaptable accommodation offers up to four bedrooms if required or an alternative reception room layout also. The property boasts a recently installed kitchen, bathroom and ensuite. Further benefits include oil fired central heating, double glazing and ample gardens to the front, side and rear. Properties in Hollybrook are in huge demand and early viewing recommended.

### ENTRANCE HALL

Laminate wood strip flooring. Understair storage cupboard.

### LOUNGE

4.80m x 3.61m (15'9" x 11'10")

Naturally bright and spacious lounge complete with feature gas fire. Complete with laminate flooring. Bay window aspect to the front of the property.

### FAMILY ROOM

3.61m x 3.05m (11'10" x 10'0")

Currently used as downstairs bedrooms. Elevated views to the front of the property.

### DINING ROOM

3.66m x 3.30m (12'0" x 10'10")

Formal dining room with window aspect to the rear of the property. May also be used as an additional downstairs bedroom if required.

### KITCHEN

3.81m x 3.61m (12'6" x 11'10")

Modern kitchen with range of high and low level units with matching worktops and breakfast bar area. One and half bowl stainless steel drainer unit and sink with mixer tap. Built in hob and oven with stainless steel extractor fan overhead. Plumbed for dishwasher. Tiled flooring and upvc walls. Upvc ceiling with low voltage lighting. Access to utility room.

### UTILITY ROOM

Range of units and plumbed for kitchen appliances. Stainless steel drainer unit and sink. Complete with upvc walls and ceiling. Access to rear garden.

### DOWNSTAIRS BATHROOM

Spacious and modern four piece suite comprising panelled bath, large sink recessed with vanity unit and bespoke mirror and pelmet lighting. Low flush WC. Separate enclosed shower cubicle with electric shower. Upvc walls and ceiling. Large chrome heated towel rail. Tiled flooring.

### STAIRS TO FIRST FLOOR LANDING

Built in airing cupboard.

### MASTER BEDROOM

6.40m x 3.61m (21'0" x 11'10")

Spacious master bedroom with dormer window to the front of the property.

### ENSUITE WET ROOM

Recently installed wet room with walk in shower , low flush close couple WC and complimentary wash hand basin with vanity unit beneath. Complete with fully tiled walls and floor. UPVC ceiling with velux window.

### BEDROOM TWO

5.89m x 3.61m (19'4" x 11'10")

Spacious bedroom complete with built in walk in wardrobe.

### EXTERNALLY

### OFF STREET PARKING

Driveway parking to the side of the property.

### CORNER SITE WITH GARDENS LAID IN LAWN

Superb site holding ample surrounding space complete with gardens laid in lawn.



For full EPC please contact the branch



