



31 Collinward Avenue

Collinward, NEWTOWNABBEY, BT36 6DY

Three-Bedroom, Semi-Detached Family Home.
Oil-Fired Central Heating.
Enclosed Rear Gardens.
Detached Matching Garage.

A Barton Company is pleased to present FOR SALE, this newly redecorated, three-bedroom, semi-detached, family home in the much sought after Elmfield / Collinward development, with ample Car Parking, Detached Garage and enclosed Gardens.

Ideal first-time buy or investment: this bright, well proportioned, chain-free, home represents excellent value. Register your interest for a viewing today.

For Sale

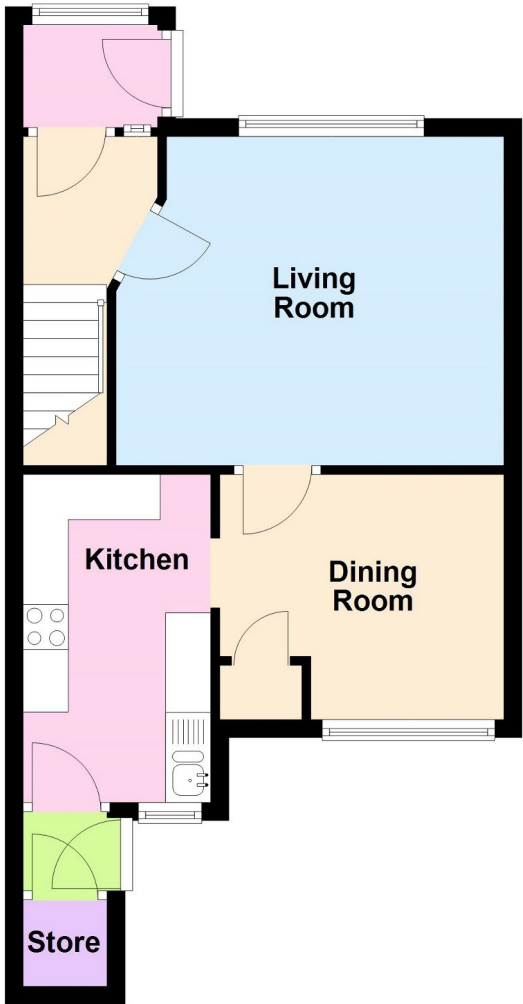
Offers Around £149,950

Viewing by appointment only through agents.

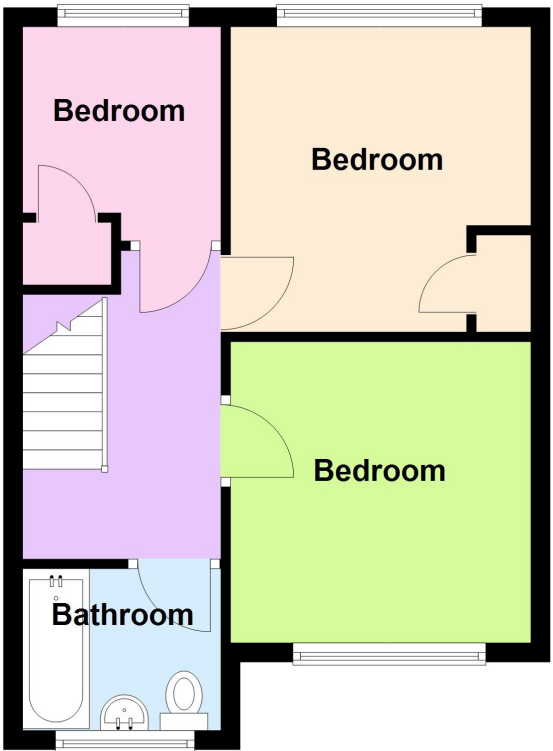
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Ground Floor



First Floor



CV: £92,500
Rates: £845.08 (2025)
Tenure: Leasehold (Long)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		

Energy Performance Certificate
Available on Request.

Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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- 3-Bedroom, Semi-Detached home.
- Oil-Fired Central Heating with Radiators throughout.
- uPVC frames with double-glazed units throughout.
- uPVC framed, double-glazed entrance doors and porch.
- Dining Room.
- uPVC guttering, soffits and fascias throughout.
- Wooden Flooring throughout.
- New, vertical blinds throughout.
- Recently fitted, interconnected, smoke and heat alarms.



Accommodation Comprises:

Ground Floor

Entrance Porch

Matching brick-built porch, faced in rustic brick internally. Ceramic tiled floor. Mahogany effect uPVC external door and framed glazed sidelight and transom.



Hall

Glazed entrance door. Wooden laminate flooring. Single radiator. Carpeted stairs.



Living Room

3.63 x 3.96m (11'3" x 13'0")

Wooden laminate flooring. Glass fronted fireplace. Two Double radiators.

Dining Room

2.90 x 3.17m (9'6" x 10'9")

Wooden laminate flooring. Single radiator. Built-in cloaks cupboard.



Kitchen

A suite of oak-framed "oatmeal" kitchen doors and drawers in floor and eye level units and complimentary worksurfaces. Glazed display cabinet. Integrated Oven and Hobs. Wooden Floors. Door to rear porch and store. Chocolate composite double sink with matching mixer taps. Ceramic tiled walls. Wooden clad ceilings. Wooden laminate flooring. Halogen strip lighting. Wooden rear door to rear porch and storage.

Brick-Built Storage Shed

Wooden doors to shed and rear gardens.

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First Floor

Landing

Wooden laminate flooring. Access to roofspace.

Master Bedroom

3.19 x 3.18m (10'5" x 10'5")

Wooden laminate flooring. Single radiator. Built-in cloaks/hot-press. Hot water storage tank with internal immersion heater.

Bedroom II

3.24 x 3.16m (10'7" x 10'4")

Wooden laminate flooring. Wardrobe. Single radiator.

Bedroom III

2.12 x 1.95m (6'11" x 6'0")

Wooden laminate flooring. Built-in Wardrobes. Single radiator.

Bathroom

Three-piece, White bathroom suite, comprising: Low-Flush W.C., Pedestal Wash Hand Basin and Bath with Mixer Taps and Shower attachment. Single radiator. Vinyl flooring. Half tiled walls.

Exterior

Enclosed **Front and Rear Gardens** laid principally in lawns.

Tarmac driveway. Wrought Iron Gates and Fence to front.

Brick-built **boiler house.** Oil-Fired Boiler.

Detached Matching Garage

Roller garage door. Wooden side door. uPVC framed windows. uPVC guttering and fascias.



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