

22 Dillons Grange, Newtownabbey, BT37 0HU

For Sale
Offers Over
£225,000

Situated at the bottom of this quiet and highly regarded residential cul de sac we have pleasure in marketing this most impressive red brick semi detached villa offering bright spacious family accommodation. The property is well presented throughout and upon internal inspection one will be impressed by the superb accommodation on offer. This is a home with so much to offer and is close to excellent schools, shops, public transport facilities, Loughshore Park and coastal path. Early viewing is advised.



Energy Efficiency Rating B.

T: 028 9080 0000





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	85	85
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Red brick semi detached villa in popular residential area
- 4 Bedrooms (2 with ensuite shower room)
- Lounge
- Fitted kitchen with built in appliances open plan to dining area
- Modern white bathroom suite
- Gas fired central heating
- Double glazing in uPVC frames
- 2 Car parking spaces to front
- uPVC fascia and rainwater goods



The property comprises

GROUND FLOOR

SPACIOUS RECEPTION HALL Under stair storage

CLOAKS Low flush WC, pedestal wash hand basin, ceramic tiled flooring, extractor fan

LOUNGE 12' 6" x 15' 9" (3.81m x 4.8m)

DINING AREA 14' 4" x 12' 5" (4.37m x 3.78m)
French doors to garden

KITCHEN 12' 4" x 12' 3" (3.76m x 3.73m)
(max) Built in units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, inlaid hob unit and under oven, stainless steel extractor fan, fridge and freezer, built in washer/dryer, breakfast bar, ceramic tiled flooring, concealed lighting, gas boiler

FIRST FLOOR

SPACIOUS LANDING Built in robe

BEDROOM (1) 12' 10" x 12' 0" (3.91m x 3.66m)

ENSUITE SHOWER ROOM Low flush WC, pedestal wash hand basin, shower unit with controlled shower, heated towel rail, extractor fan, downlighters, ceramic

tilled flooring

BEDROOM (2) 9' 4" x 10' 1" (2.84m x 3.07m) Views to Belfast Lough

BEDROOM (3) 12' 1" x 9' 5" or 12' 5" (into recess) (3.68m x 2.87m) Views to Belfast Lough

BATHROOM Modern white suite, panelled bath with mixer tap, low flush WC, pedestal wash hand basin, ceramic tiled flooring, downlighters, extractor fan, heated towel rail

SECOND FLOOR

LANDING

BEDROOM (4) 11' 10" x 14' 0" (3.61m x 4.27m) (plus recess) 2 Velux windows

ENSUITE SHOWER ROOM Low flush WC, pedestal wash hand basin, shower unit with mixer tap and controlled shower, extractor fan, ceramic tiled flooring

OUTSIDE

Front in lawn, car parking space for 2 cars
Rear in lawn
uPVC fascia and rainwater goods



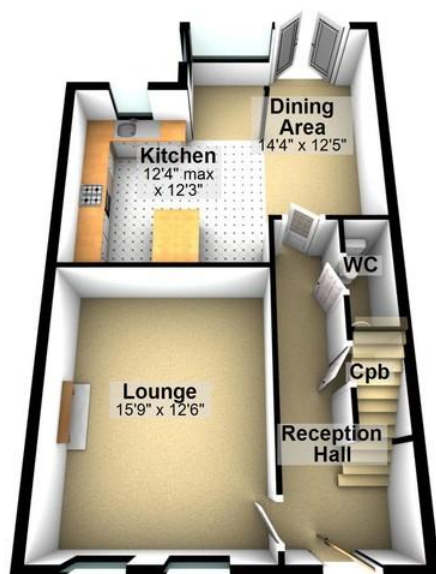




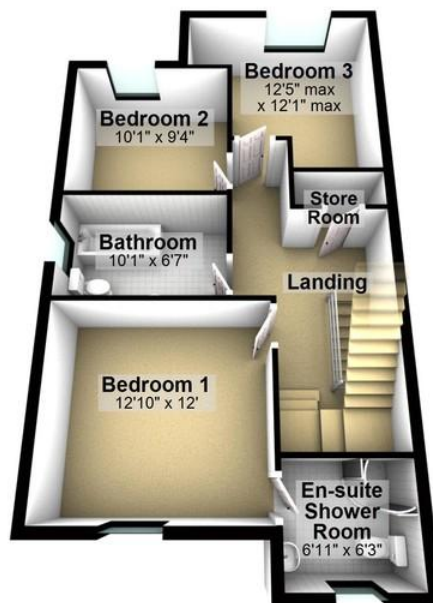




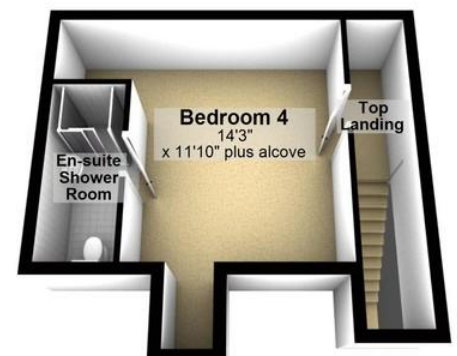
Ground Floor



First Floor



Second Floor



McMillan

jimmcmillan.co.uk

Honesty Integrity Respect

Our business is founded on our values. We strive to demonstrate honesty and

Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please
call in or
contact us
for any
advice

McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



facebook.com/mcmillanestates

Did you know?

For each sale with McMillan Estate Agents a donation is made to the following charities

