

29 Sandyknowes Crescent, Newtownabbey, BT36 5DJ

For Sale
Offers Over
£124,950

An excellent opportunity to purchase this well presented semi detached villa in a popular and convenient location. Close to shops, schools, public transport routes and the M2 network at Sandyknowes. The property will offer the opportunity for a purchaser to simply move in and set their furniture down and we strongly recommend early viewing to avoid disappointment.



Energy Efficiency Rating D.

T: 028 9080 0000





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

- Semi detached villa in highly popular residential area
- 3 Bedrooms
- Lounge with feature fireplace
- Modern fitted kitchen with built in oven and hob, open plan to:
 - Casual dining area
 - Modern shower room
 - Gas fired central heating
 - Double glazing in uPVC frames
 - Enclosed garden to rear
 - Detached garage



The property comprises:

GROUND FLOOR

ENTRANCE HALL: Laminate wood flooring

LOUNGE: 14' 2" x 10' 11" (4.32m x 3.33m) Feature brick fireplace with sleeper and slate tiled hearth

KITCHEN OPEN PLAN TO CASUAL DINING AREA: 17' 3" x 9' 9" (5.26m x 2.97m) Range of high and low level units, round edge work surfaces, single drainer stainless steel Franke sink unit with mixer taps and vegetable sink, built in stainless steel oven and gas hob unit, extractor fan, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer, wall tiling, laminate wood flooring. Casual dining area, under stair storage, cloaks, recessed downlighters

FIRST FLOOR

LANDING: Access to roofspace

BEDROOM (1): 14' 1" x 8' 11" (4.29m x 2.72m) Plus recess

BEDROOM (2): 10' 10" x 9' 11" (3.3m x 3.02m)

BEDROOM (3): 9' 5" (max) x 8' 1" (2.87m x 2.46m)
Linen cupboard with gas fired boiler

SHOWER ROOM: White shower room comprising glazed shower cubicle and thermostatically controlled shower, feature sink unit with mixer taps, low flush WC, wall tiling, recessed downlighters

OUTSIDE

Front in lawn

Driveway to side

Rear enclosed in lawn, outside light

DETACHED GARAGE: 15' 4" x 9' 9" (4.67m x 2.97m)

Light and power

Under current legislation we must inform you that the owner of this property is a member of staff at McMillan Estate Agents.





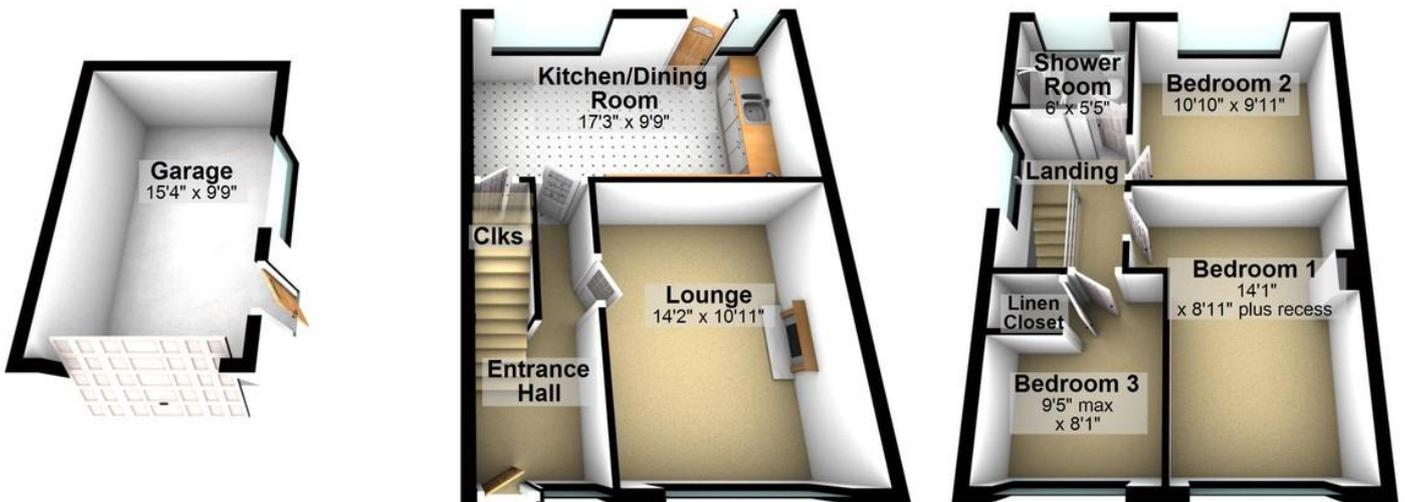






Ground Floor

First Floor



McMillan

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Integrity
Respect**

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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**

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

