

## 5 Hollybrook Avenue, Newtownabbey, BT36 4ZL

**For Sale**  
Offers Over  
**£109,950**

An excellent opportunity to purchase this semi-detached bungalow in a highly popular residential location. The property will ideally suit a young first time buyer couple or retired person hoping to downsize. We strongly recommend early viewing as homes in this location rarely remain on the market for long.



Energy Efficiency Rating F.

**T: 028 9080 0000**





		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		73
D	55-68		
E	39-54		
F	21-38	31	
G	1-20		
Not energy efficient - higher running costs			

- Semi-detached bungalow in popular residential location
- 2 Bedrooms
- Spacious lounge with solid wood flooring
- Fitted kitchen
- White shower room
- Double glazing in Georgian style uPVC frames
- Oil fired central heating
- Enclosed garden to rear





The property comprises

**ENTRANCE HALL** Solid wood flooring, access to roofspace.

**LOUNGE** 15' 3" x 12' 6" (4.65m x 3.81m)  
Solid wood flooring, feature fireplace, corning.

**KITCHEN** 9' 3" x 9' 0" (2.82m x 2.74m)  
Range of high and low level units, rounded edge worksurfaces, single drainer stainless steel sink unit, mixer taps, cooker point, extractor fan, plumbed for washing machine, wall tiling, ceramic tiled flooring, hotpress with copper cylinder.

**BEDROOM (1)** 12' 6" x 10' 5" (3.81m x 3.18m)  
Laminate wood flooring, downlighters.

**BEDROOM (2)** 8' 11" x 7' 11" (2.72m x 2.41m)  
Solid wood flooring.

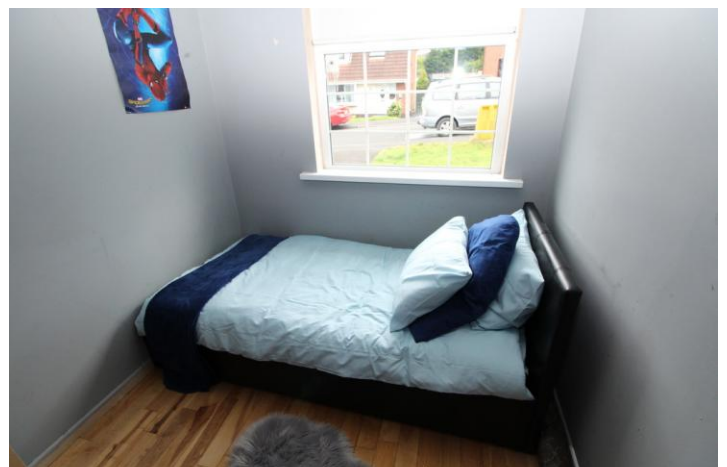
**BATHROOM** White shower room with walk-in shower area, Triton electric shower, low flush WC, vanity unit sink, PVC panelled walls, extractor fan, chrome heated towel rail.

## OUTSIDE

Front open plan in lawn.

Tarmac driveway to side.

Enclosed garden to rear in lawn. PVC oil storage tank, stable door, boiler house with oil fired boiler, uPVC fascia and rainwater goods, outside light and tap.



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