

**8 Knockview Avenue,  
Newtownabbey,  
BT36 6TZ**

**For Sale**  
Offers Over  
**£159,950**

An excellent opportunity to purchase this Detached Bungalow located in a quiet and convenient residential area. The property offers bright, well proportioned accommodation and will suit a range of purchasers from families to retired people hoping to downsize. The property has been well maintained but is in need of some updating. We strongly encourage early viewing to avoid disappointment.



**Energy Efficiency Rating G.**

**T: 028 9080 0000**





1706/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51   E
21-38	F		
1-20	G	5   G	

- Detached Bungalow in a quiet and highly regarded residential area
- 3 Bedrooms (master with built in slide robes)
- 2 Separate reception rooms
- Fitted kitchen
- Modern shower room
- Color gas fired heating
- Double glazing in uPVC frames
- Detached garage and carport
- Gardens to front and rear





## GROUND FLOOR

**ENTRANCE HALL:** uPVC front door, alarm system

## CLOAKS

**LOUNGE:** 12' 3" x 11' 0" (3.73m x 3.35m)  
Feature marble fireplace with mahogany surround

**DINING ROOM:** 13' 6" x 11' 0" (4.11m x 3.35m)

**KITCHEN:** 9' 5" x 8' 10" (2.87m x 2.69m)  
Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, mixer tap, glazed display unit, wall tiling

**INNER HALLWAY:** Hot press with immersion, access to roof space (part floored)

**BEDROOM (1):** 12' 3" x 10' 11" (3.73m x 3.33m)  
Including built in slide robes

**BEDROOM (2):** 10' 11" x 9' 0" (3.33m x 2.74m)

**BEDROOM (3):** 8' 11" x 8' 9" (2.72m x 2.67m)  
Plus built in robe, storage

**MODERN SHOWER ROOM:** Glazed shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, wall tiling

**DETACHED GARAGE:** 20' 1" x 10' 9" (6.12m x 3.28m)

Up and over door, plumbed for washing machine, light and power

## OUTSIDE

Front in lawn

Paved driveway to side

Car port

Enclosed garden to rear in lawn

Paved patio area

uPVC fascia and rainwater goods



# 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](mailto:info@jimmcmillan.co.uk)



@mcmillanestates



[facebook.com/mcmillanestates](https://facebook.com/mcmillanestates)

### Did you know?

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

