



8 Richmond Crescent,
Newtownabbey, County Antrim,
BT36 5LG

Offers in excess of: £187,950

Reeds Rains

reedsrains.co.uk

Richmond Crescent, Newtownabbey, County Antrim, BT36 5LG

Offers in excess of: £187,950

EPC Rating: D

Viewing Strictly By Appointment

Description

Reeds Rains are delighted to present for sale this extended semi detached home located in the heart of Glengormley within walking distance to a wealth of shops, schools and local amenities.

The property itself offers lounge open to kitchen and dining area with an additional conservatory completing the ground floor. There are three spacious bedrooms and a modern bathroom to the first floor. Further features included slingsby ladder to converted roofspace, oil fired heating, double glazing and upvc boards, fascia and window sills. Externally this home boasts a superb site with landscaped gardens to front and rear with a matching detached garage.

Early viewing recommended!

Entrance Hall

Complete with tiled flooring.

Lounge Open To:

Naturally bright and spacious lounge with large window aspect to the front of the property. Feature fireplace with imitation electric fire. Complete with solid wooden flooring. Open plan access to kitchen dining area.

Kitchen With Dining Area

17'4" x'9 (5.28m x'9)

Modern kitchen comprising ceramic tiled walls and flooring, a range of high and low level solid maple units with black marble effect work surfaces, integrated oven with hob, integrated fridge and space for free standing dish washer complete with breakfast bar open to dining area.

Conservatory

12'5" x 9'3" (3.78m x 2.82m)

Offering views to the rear garden. Complete with tiled flooring and central heating.

Stairs To First Floor Landing

Bedroom One

11'1" x 9'7" (3.38m x 2.92m)

Front aspect double bedroom complete with fitted mirrored sliderobes.

Bedroom Two

9'7" x 8 (2.92m x 8)

Rear aspect double bedroom complete with fitted bedroom suite.

Bedroom Three

8' x 7' (2.44m x 2.13m)

Front aspect single bedroom complete with fitted wardrobe

Modern Bathroom

Stylish three piece bathroom suite comprising panel bath with electric shower overhead, white pedestal wash hand basin and low flush WC. Fully tiled walls and flooring.

Converted Roofspace

17'4" x 11'3" (5.28m x 3.43m)

Slingsby ladder access. Built in eave storage, 2 velux windows.

Externally

Off Street Parking

Ample off street parking with paved driveway to the side of the property complete with EV charging point.

Detached Garage

Roller door access. Electrical points. Oil burner.

Enclosed Rear Garden

Spacious rear garden with paved patio area and neatly presented lawn. Outdoor tap.

Customer Due Diligence

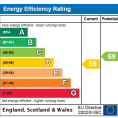
CUSTOMER DUE DILIGENCE

As a business carrying out estate agency

work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney



For full EPC please contact the branch.

Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.