



36 Glebecoole Park,
Newtownabbey, BT36 6HX

Offers in excess of: £159,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

36 Glebecoole Park, Newtownabbey, County Antrim, BT36 6HX

Offers in excess of: £159,950

Council Tax Band:

EPC Rating: D

Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this deceptively spacious semi detached home located within walking distance of Glengormley Village. This beautiful home comprises lounge and a spacious open plan kitchen dining area to the ground floor. The first floor accommodation is complete with two double bedrooms and modern bathroom suite. Further features and benefits include upvc double glazing, rain water goods and fascia and gas fired central heating. Externally this home boasts off street parking to the front and enclosed garden to the rear. Early viewing is recommended!

Entrance Hall

Laminate wooden flooring. Built in understairs storage cupboard.

Lounge

9'10" x 9'4" (3m x 2.84m)

Naturally bright lounge with large window aspect to the front. Laminate wood flooring, feature cast iron fireplace, open fire, tiled hearth.

Kitchen Open To:

20'5" x 10'5" (6.22m x 3.18m)

Stunning range of high and low level units with matching Quartz worktop surfaces and upstands. Recessed sink with chrome mixer tap. Bespoke fitted Quartz peninsula offering ample dining space. Integrated appliances to include dishwasher and fridge freezer. Complete with recessed and pelmet spotlighting. Open to ample casual dining space.

Dining Area

Ample casual dining space with solid wooden flooring. Upvc double doors to rear garden.

Rear Hallway

Plumbed for kitchen appliances. Complete

with tiled flooring and access to rear garden.

Stairs To First Floor Landing

Floored roofspace with access.

Bedroom One

16'5" x 10'7" (5m x 3.23m)

Spacious double bedroom. Complete with carpeted flooring.

Bedroom Two

9'10" x 9'7" (3m x 2.92m)

Spacious double bedroom. Complete with laminate flooring.

Bathroom Suite

Modern white bathroom suite comprising of panelled bath, sink with vanity unit beneath, low flush WC, extractor fan, laminate wood flooring and tiled splashback areas. Worcester gas fired combi boiler.

Externally

Off Street Parking

Ample off street parking to the front and side of the property.

Enclosed Rear Garden

Rear in decking, light and tap, uPVC fascia and rainwater goods, outside

Purpose Built Shed / Home Office

9'9" x 7'5" (2.97m x 2.26m)

Upvc door access. Fully insulated studio / garden office. Complete with electrical point

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/c>

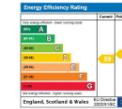
Contents

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 Carrmonee 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 Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.



For full EPC please contact the branch.

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.