



8 Hightown Rise, Newtownabbey,  
County Antrim, BT36 7XA

**Asking Price: £209,950**

 **Reeds Rains**

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Viewing Strictly By Appointment

**Description**

This well presented semi-detached bungalow is situated in a quiet and popular development within Hightown Rise, Newtownabbey. This charming property benefits from local amenities including, schools, shops and transport links all a few minutes away. The accommodation comprises of a lounge, kitchen with ample casual dining space, three generous bedrooms and a bathroom suite. The property is further enhanced with a Sunroom with views to the rear. Additional features include gas heating, double glazing, off street parking and generous enclosed rear garden.

Early viewing is highly recommended as this property will appeal to a variety of purchasers due to its popular location.

**Entrance Porch**

Tiled entrance porch.

**Lounge**

13'2" x 12'9" (4.01m x 3.89m)  
Naturally bright and spacious lounge complete with feature gas fire. Wooden flooring.  
Recessed spotlights. Large window aspect to the front of the home.

**Kitchen Open To:**

22'3" x 9'5" (6.78m x 2.87m)  
Excellent range of high and low level units with matching worktop surfaces. Stainless steel sink and drainer unit with flexi hose mixer tap. Built in touch point hob with extractor fan overhead. Integrated appliances to include oven, fridge freezer, dishwasher and washing machine. Tiled flooring and glass splashback areas. Recessed spotlights. Access to side garden.

**Casual Dining Area**

Ample casual dining space the opposite end of kitchen. Tiled flooring. Window aspect to the

front of the property.

**Hallway**

Complete with wooden flooring. Built in storage cupboard.

**Bedroom One**

14'4" x 9'5" (4.37m x 2.87m)  
Spacious double bedroom complete with laminate flooring and recessed low voltage spotlights.

**Bedroom Two**

10'4" x 9'6" (3.15m x 2.9m)  
Double bedroom complete with laminate flooring. Views to rear garden. Recessed spotlights.

**Bedroom Three**

10'8" x 6'7" (3.25m x 2m)  
Third bedroom currently used as home office / study. Laminate flooring. Recessed spotlights. Would make ideal second reception room if needed. Double doors leading to Sunroom.

**Extended Sunroom**

Complete with laminate flooring. Recessed spotlights. Double doors to composite decked area leading to enclosed rear garden.

**Family Bathroom**

Modern three piece white bathroom suite comprising panel bath, wall mounted wash hand basin and WC. Complete with fully tiled walls and flooring. Extractor fan.

**Externally**

**Off Street Parking**

Tarmac driving to the front of the property with off street parking for multiple vehicles.

**Enclosed Rear Garden**

Landscaped rear garden complete with composite decking from the sunroom leading to paviour patio area with Tobermore hedge border and surrounded with various bushes

and shrubbery.

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All Measurements  
All Measurements are Approximate.

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

For full EPC please contact the branch.