

53 HOLLYBROOK AVENUE

Glengormley
Newtownabbey BT36

- Semi Chalet Villa
- Four Bedrooms
- Lounge
- Luxury Kitchen / Diner
- Luxury White Bathroom
- Pvc Double Glazing
- Gas Heating
- Detached Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Over £199,950

53 Hollybrook Avenue

Glengormley, Newtownabbey, BT36 4ZL



ACCOMMODATION COMPRISES;

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, engineered wood flooring, radiator, under stairs storage.

LOUNGE

14'10" x 13'11" (4.52 x 4.24)

Feature hole in wall style fireplace with granite surround and multi fuel burning stove, engineered wood flooring, radiator.

KITCHEN / DINER

21'9" x 10'8" (6.63 x 3.25)

Modern range of high and low level fitted units with glass display cabinets and formica worktops. Stainless steel single drainer sink unit, cooker space, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, tiled floor, radiator, PVC double glazed double doors to rear, double glazed door to side.

KITCHEN

FIRST FLOOR

LANDING

Access to roofspace, storage cupboard

BEDROOM 1

10'5" x 10'0" (3.18 x 3.05)

Wood laminate flooring, radiator.

BEDROOM 2

10'10" x 7'5" (3.30 x 2.26)

Wood laminate flooring, radiator.

BEDROOM 3

10'10" x 7'5" AT WIDEST (3.30 x 2.26 AT WIDEST)

Wood laminate flooring, radiator, hotpress

BEDROOM 4

11'0" x 9'5" AT WIDEST (3.35 x 2.87 AT WIDEST)

Wood laminate flooring, radiator, velux window.

BATHROOM

Luxury white suite comprising: corner panelled bath, semi pedestal wash hand basin, low flush w.c. And a separate chrome double shower unit with Thermostatic shower. Partly tiled walls, tiled floor, chrome towel radiator, pvc tongue and groove ceiling with recessed spotlights.

OUTSIDE

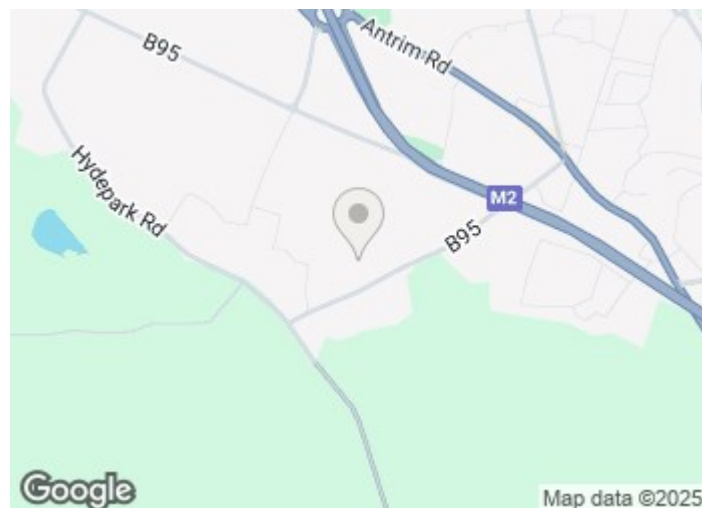
Driveway leading to a detached garage sub divided into two rooms.

Room 1 - storage area with up and over door, light and power.

Room 2 - with light, power and wall mounted heater suitable for working from home

Garden to front in lawn.

Fully enclosed garden to rear in lawn with paved patio area

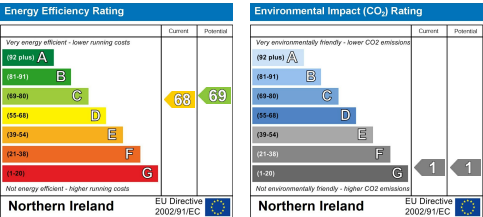


Directions



Floor Plan

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