



**65 Burnthill Road  
 Glengormley, Newtownabbey, BT36 5JH**

**Offers Around  
 £124,950**

We are delighted to offer for sale this semi detached villa which is located in a very popular residential area just off the Ballyclare Road. This home requires some modernisation but should appeal to the young buyer seeking their first home.

Inside the accommodation comprises: entrance hall with wood laminate flooring, lounge with feature fireplace and a separate fitted kitchen / diner with access to rear.

Upstairs there are three bedrooms and a bathroom with white suite.

Other benefits include part wood double glazing and part PVC double glazing and gas heating.

Outside there is a concrete driveway leading to a large attached garage, garden to front in lawn and a garden to rear with large paved patio area.

**Early viewing recommended !!**

# 65 Burnthill Road

## Glengormley, Newtownabbey, BT36 5JH



- Semi Detached Villa
- Fitted Kitchen / Diner
- Gas Heating
- 3 Bedrooms
- White Bathroom Suite
- Large Attached Garage
- Lounge
- Double Glazing

**ACCOMMODATION COMPRISES;** dishwasher, partly tiled walls, radiator, access to rear.

### GROUND FLOOR

#### ENTRANCE HALL

Wood laminate flooring, radiator.

#### LOUNGE

14'2 x 11'0 (4.32m x 3.35m)

Attractive mock fireplace, wood laminate flooring, radiator.

#### KITCHEN / DINER

17'3 x 9'11 (5.26m x 3.02m)

Range of high and low level fitted units with Formica worktops, stainless steel single drainer sink unit, cooker space, extractor fan, fridge / freezer space, plumbed for

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

14'1 x 10'9 at widest (4.29m x 3.28m

at widest)

Radiator, access to roofspace.

#### BEDROOM 2

10'8 x 10'0 (3.25m x 3.05m)

Radiator.

#### BEDROOM 3

9'2 x 8'1 at widest (2.79m x 2.46m at widest)

Built in cupboard with gas boiler, radiator.

### BATHROOM

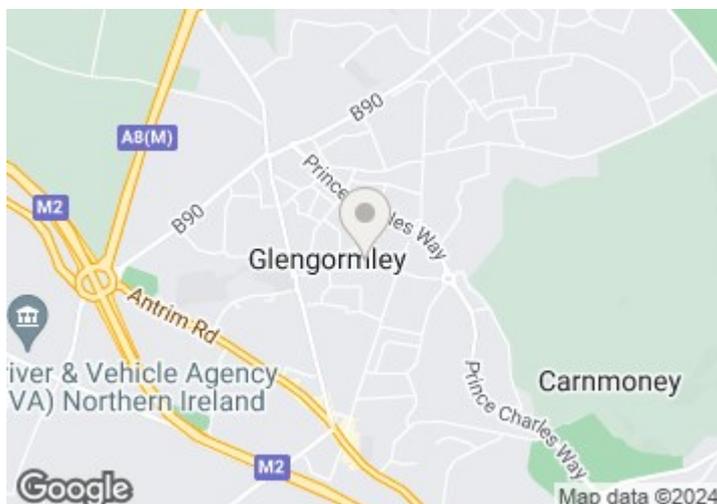
White suite comprising: bath with shower attachment, electric shower above and folding screen, semi pedestal wash hand basin, low flush W.C. Fully tiled walls, tiled floor, radiator.

### OUTSIDE

Concrete driveway leading to a large attached garage (25'0 x 13'2) with up and over door, light, power and plumbing for washing machine.

Garden to front in lawn.

Garden to rear with large paved patio area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

**WHICH MORTGAGE WILL SUIT ME BEST?**

**HOW MUCH DEPOSIT WITH I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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