



**56 Elmfield Road  
Glengormley, Newtownabbey, BT36 6DW**

**Offers Around  
£144,950**

We are delighted to offer for sale this well presented semi detached villa which is located in a very popular residential area just off the Antrim Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with feature fireplace and wood laminate flooring, fitted kitchen / diner with space for appliances and a rear porch with access to garden. Upstairs there are three bedrooms and a modern bathroom with white suite.

Other benefits include PVC double glazing, gas heating and a fully floored and sheeted roofspace. Outside there is a tarmac driveway leading to a detached garage, garden to front in lawn and paved patio area to rear with steps to a garden in lawn.

**Early viewing recommended !!**

# 56 Elmfield Road

## Glengormley, Newtownabbey, BT36 6DW



- Semi Detached Villa
  - Fitted Kitchen
  - Gas Heating
- 3 Bedrooms
  - Modern White Bathroom
  - Detached Garage
- 2 Reception Rooms
  - PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

LOUNGE

14'10" x 13'2" at widest (4.52m" x 4.01m" at widest )  
Feature fireplace, wood laminate flooring, radiator

KITCHEN / DINER

16'7" x 10'0" (5.05m" x 3.05m")  
Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, stainless steel extractor fan, plumbed for dishwasher, partly tiled walls, tiled floor, radiator

REAR PORCH

Tiled floor, pvc double glazed back door

FIRST FLOOR

LANDING

BEDROOM 1

14'10" x 9'9" (4.52m" x 2.97m")  
Built in mirrored sliding robes, wood laminate flooring, radiator

BEDROOM 2

10'1" x 9'7" (3.07m" x 2.92m")  
Radiator

BEDROOM 3

7'0" x 6'6" (2.13m" x 1.98m")  
Radiator, gas boiler

ROOFSPACE

12'1" x 11'2" (3.68m" x 3.40m")  
Fully floored and sheeted, light, power, radiator, velux window

BATHROOM

White suite comprising bath, thermostatic shower above, screen, vanity unit, low flush wc, fully tiled walls, chrome heated towel radiator

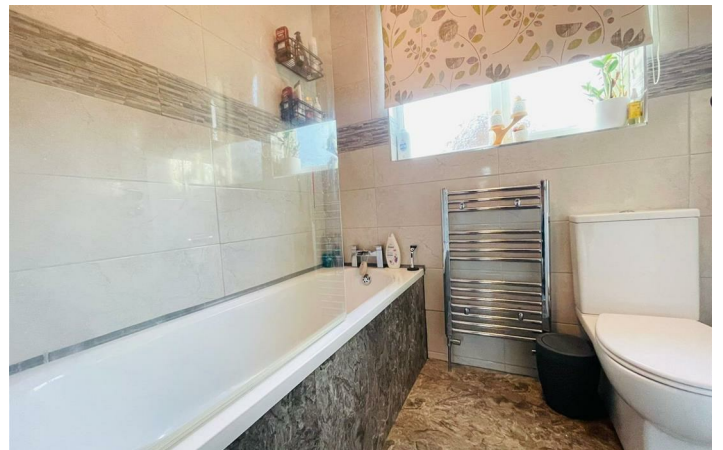
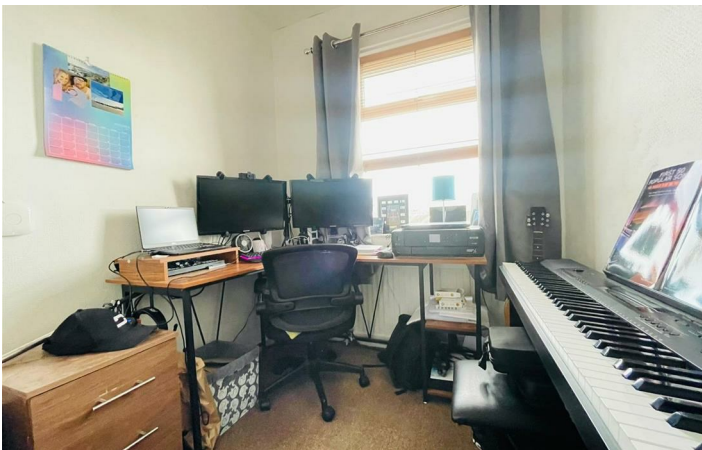
OUTSIDE

Tarmac driveway leading to a detached garage, up and over door, light & power, plumbed for washing machine  
Garden to front in lawn  
Paved patio area to rear with steps to garden in lawn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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