



## 24 CHURCH DRIVE

### Glengormley Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Shower Room
- PVC Double Glazing
- Oil Heating
- Detached Garage

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

**Offers Around £164,950**

# 24 Church Drive

Glengormley, Newtownabbey, BT36 6EX



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE PORCH

Pvc double glazed front door, tiled floor

#### ENTRANCE HALL

Wood laminate flooring, radiator

#### LOUNGE

14'1" x 11'11" at widest (4.29m" x 3.63m" at widest )

Hole in wall style fireplace with slate surround, wood laminate flooring, two radiators

#### DINING ROOM

10'2" x 8'10" at widest (3.10m" x 2.69m" at widest )

Wood laminate flooring, radiator, pvc double glazed sliding patio doors to rear, open to kitchen

### KITCHEN

11'9" x 6'10" (3.58m" x 2.08m')

Modern range of cream high gloss high and low level units, formica worktop, stainless steel single drainer sink unit, built in double oven, ceramic hob, extractor fan, integrated fridge / freezer and dishwasher, plumbed for washing machine, partly tiled walls, wood laminate flooring, breakfast bar

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12'5" x 8'5" (3.78m" x 2.57m" )

Built in mirror sliding robes, radiator

#### BEDROOM 2

10'3" x 8'7" (3.12m" x 2.62m" )

### BEDROOM 3

9'4" x 6'10" at widest (2.84m" x 2.08m" at widest )

Radiator

### SHOWER ROOM

Chrome shower cubicle, electric shower, semi pedestal wash hand basin, low flush wc, fully pvc panelled walls, chrome heated towel radiator

### OUTSIDE

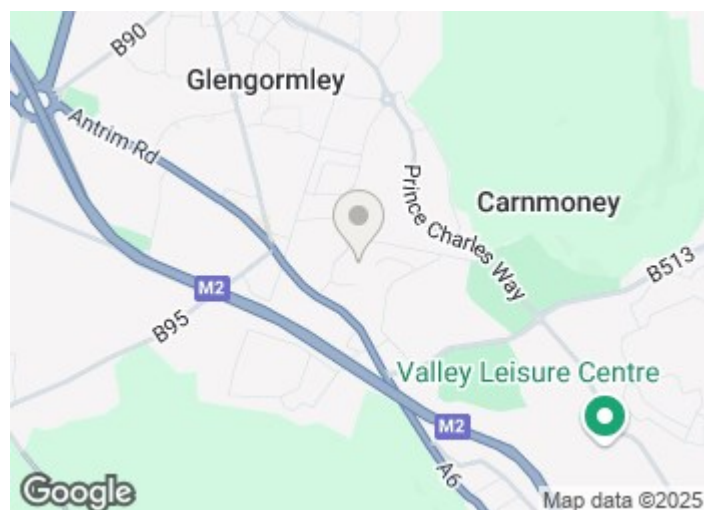
Brick paved driveway

Bark paved garden to front

Fully enclosed paved patio area at rear with steps to a feature paved patio area

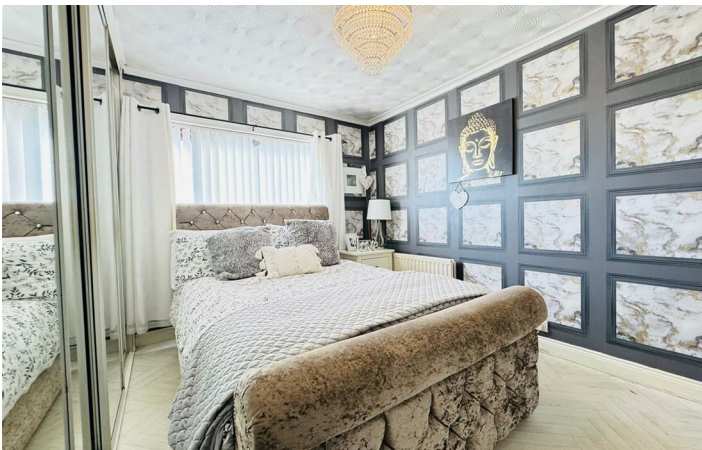
Outhouse with oil boiler, oil tank

Detached garage, up and over door, light & power



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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