



## 1 Richmond Crescent Ballyclare Road, Newtownabbey, BT36 5LG

**Offers Around  
£159,950**

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

Inside the accommodation comprises; entrance hall, lounge with attractive fireplace, semi solid oak flooring and archway to a fitted kitchen / diner with space for appliances and access to rear.

Upstairs there are three bedrooms and a shower room.

Other benefits include PVC double glazing and gas heating.

Outside there is a concrete driveway for ample parking leading to a detached garage, garden to front in lawn and a good garden to rear in lawn with paved patio area.

**Early viewing recommended !!**

# 1 Richmond Crescent

Ballyclare Road, Newtownabbey, BT36 5LG



- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen
- Shower Room
- PVC Double Glazing
- Gas Heating
- Detached Garage

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door, wood laminate flooring, radiator

#### LOUNGE

14'5" x 11'7" (4.39m" x 3.53m")  
Attractive fireplace, semi solid oak flooring, radiator, archway to kitchen / diner

#### KITCHEN / DINER

17'9" x 10'10" (5.41m" x 3.30m")  
Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker

space, fridge / freeze space, partly tiled walls, tiled floor in kitchen, semi solid oak flooring in dining area, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Storage cupboard with gas boiler, access to roofspace

#### BEDROOM 1

11'6" x 9'11" (3.51m" x 3.02m")  
Built in wardrobe, wood laminate flooring, radiator

#### BEDROOM 2

10'0" x 9'4" (3.05m" x 2.84m")  
Wood laminate flooring, radiator

#### BEDROOM 3

8'3" x 7'6" (2.51m" x 2.29m")  
Built in wardrobe

#### SHOWER ROOM

Walk in shower area, Mira shower, wash hand basin, low flush wc, fully tiled walls, radiator

#### OUTSIDE

Concrete driveway leading to a detached garage with up and over door  
Garden to front in lawn  
Good garden to rear in lawn with paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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