



## 27 Collinbridge Manor Antrim Road, Newtownabbey, BT36 7YR

**Price £125,000**

### PUBLIC NOTICE

ADDRESS 27 Collinbridge Manor, Newtownabbey, BT36 7YR

We are acting in the sale of the above property and have received an offer of £120,000 ( one hundred and twenty thousand pounds)  
 Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place  
 EPC Rating:78

We are delighted to offer for sale this ground floor apartment which is located in a very popular residential area just off the Antrim Road, Glengormley and will suit a variety of purchaser.

Inside the accommodation comprises; own front door, entrance hall, open plan living with lounge / dining / kitchen with built in oven & hob, space for appliances.

There are also two bedrooms, master ensuite and a separate bathroom with white suite

Other benefits include PVC double glazing and gas heating

Outside there is communal parking and gardens.

Early viewing recommended !!

# 27 Collinbridge Manor

Antrim Road, Newtownabbey, BT36 7YR



- Ground Floor Apartment
- Fitted Kitchen
- Allocated Parking Space
- 2 Beds Master Ensuite
- White Bathroom Suite
- Popular Location
- Open Plan Living
- PVC Double Glazing /Gas Heating

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door

#### LOUNGE / KITCHEN / DINING

26'8" x 14'5" at widest (8.13m" x 4.39m" at widest )

Range of high and low level units, formica worktop, stainless steel single drainer sink uni, built in oven, stainless steel gas hob, stainless steel extractor fan, plumbed for

washing machine, under fridge space, gas boiler, partly tiled walls, tiled floor in kitchen, wood laminate flooring in lounge /dining, two radiators

#### BEDROOM 1

14'1" x 11'9" at wudest (4.29m" x 3.58m" at wudest )

Wood laminate flooring, radiator

#### ENSUITE

Corner shower cubicle. pedestal wash hand basin, low flush wc, tiled floor

#### BEDROOM 2

10'10" x 8'4" at widest (3.30m" x 2.54m" at widest )

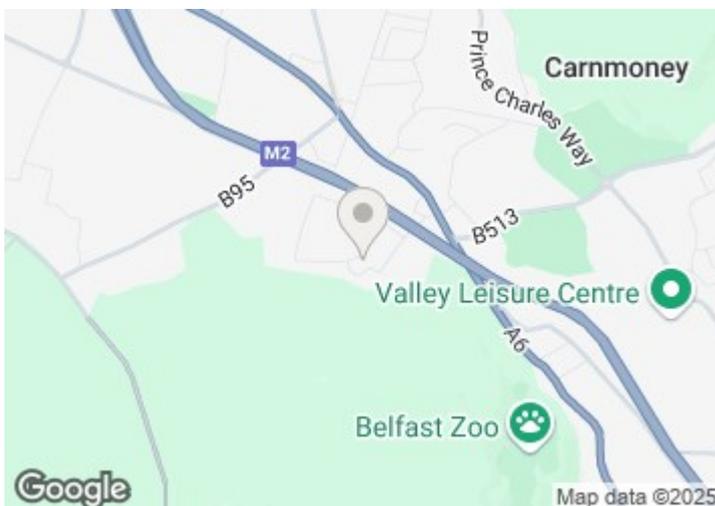
Wood laminate flooring, radiator

#### BATHROOM

White suite comprising panelled bath, shower attachment, pedestal wash hand basin, low flush wc, tiled floor, partly tiled walls, tiled floor, radiator

#### OUTSIDE

Allocated parking space



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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