



## 66 BURNTHILL CRESCENT

Glengormley  
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- Lounge / Dining
- Modern Kitchen
- Modern 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 £174,950**

# 66 Burnthill Crescent

Glengormley, Newtownabbey, BT36 5AE



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Composite double glazed front door, wood laminate flooring, radiator, under stairs storage

#### LOUNGE / DINING

16'10" x 15'10" at widest (5.13m" x 4.83m" at widest)

Feature fireplace, painted surround, wood laminate flooring, two radiators

#### KITCHEN

9'11" x 9'4" (3.02m" x 2.84m")

Modern range of high and low level units, formica worktop, basin and a

half sink unit, built in double oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer, plumbed for washing machine, tiled floor, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Hotpress, access to roofspace

#### BEDROOM 1

13'9" x 9'11" at widest (4.19m" x 3.02m" at widest)

Built in mirror sliding robes, wood laminate flooring, radiator

#### BEDROOM 2

9'11" x 9'5" (3.02m" x 2.87m")

Wood laminate flooring, radiator

#### BEDROOM 3

8'5" x 7'5" (2.57m" x 2.26m")

Wood laminate flooring, radiator

### SHOWER ROOM

Pvc panelled shower cubicle, electric shower, vanity unit, low flush wc, tiled walls, tiled floor, radiator

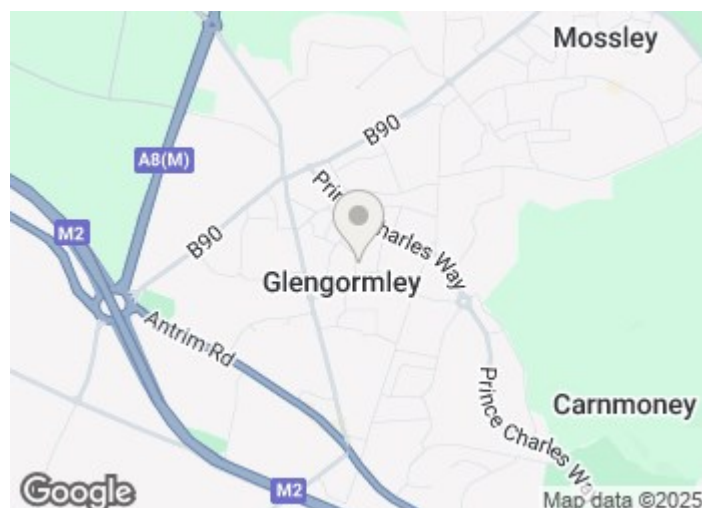
### OUTSIDE

Paved driveway leading to a detached garage, up and over door, oil boiler

Garden to front in lawn

Recently seeded garden to rear with paved patio area

Oil tank



## 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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