



66 Burnthill Crescent Glengormley, Newtownabbey, BT36 5AE

**Offers Around
£174,950**

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

Inside the accommodation comprises; entrance hall, lounge / dining with feature fireplace and wood laminate flooring and a modern fitted kitchen with built in oven & hob and access to rear.

Upstairs there are three bedrooms and a modern shower room with white suite

Other benefits include PVC double glazing and oil heating.

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

Early viewing recommended !!

66 Burnthill Crescent

Glengormley, Newtownabbey, BT36 5AE



- Semi Detached Villa
- 3 Bedrooms
- Lounge / Dining
- Modern Kitchen
- Modern Shower Room
- PVC Double Glazing
- Oil Heating
- Detached Garage

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(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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