

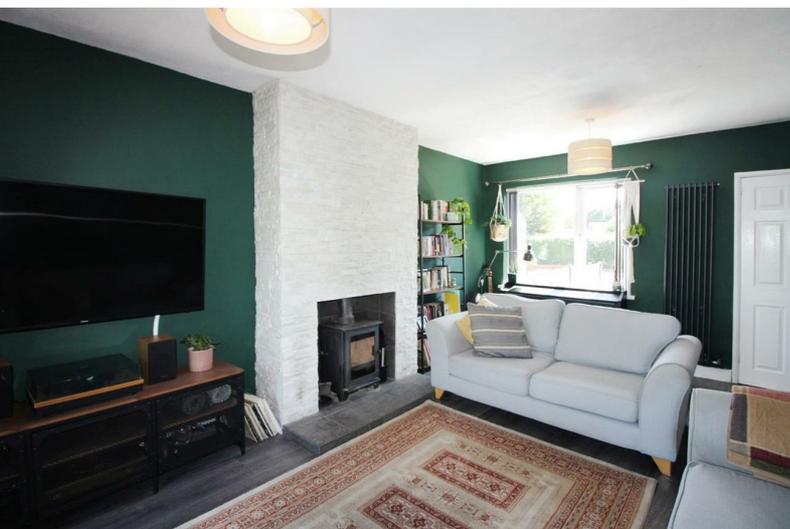


85 Harmin Park, Newtownabbey, BT36 7UT

- End Terrace
- Lounge; Multi Fuel Burning Stove
- Deluxe Bathroom With Three Piece Suite
- Private Driveway; Workshop / Store
- Convenient Location; Immaculately Presented
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £119,950

EPC Rating D



85 Harmin Park, Newtownabbey, BT36 7UT



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell leading to first floor. Glass panelled door leading to kitchen.

LOUNGE 17'8" x 11'5"

Cast iron multi fuel burning stove set on tiled hearth. Wood laminate floor covering. PVC double glazed French doors to rear garden.



KITCHEN THROUGH DINING ROOM 17'11" x 11'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Colour coded sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven and dishwasher. Plumbed for automatic washing machine. Built in wine rack. Splash back tiling to walls. Wood laminate floor covering. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 18'0" x 8'7" (wps)

Dual aspect windows.

BEDROOM 2 11'5" x 9'0"

Access to built in wardrobe/store with gas fired central heating boiler.

BEDROOM 3 8'9" x 8'5"

DELUXE BATHROOM

White three piece suite comprising panelled bath, vanity unit and WC with concealed cistern. Thermostat controlled mains shower (with drench shower head) and glass shower screen over bath. Fully panelled walls.

EXTERNAL

Front garden finished in lawn.

Sliding gate leading to private driveway finished in brick pavior with matching pathway.

Fully enclosed rear garden finished in lawn, timber decking and patio area.

Outside taps.

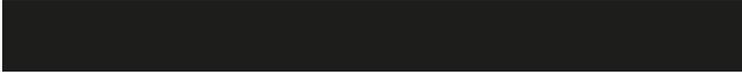
WORKSHOP/STORE 13'9" x 11'3"

With PVC double glazed door and window.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, three bedroom, end terrace property with private driveway, workshop/store and fully enclosed rear garden, located within the popular and conveniently situated Harmin area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge with cast iron multi fuel burning stove, kitchen through dining room with modern fitted kitchen, three well proportioned bedrooms, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys sliding gate leading to private driveway finished in brick pavior, workshop/store, front garden finished in lawn, and fully enclosed rear garden finished in lawn, timber decking and patio area. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy or buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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