



35 Serpentine Parade, Newtownabbey, BT36 7HD

- Well Presented Semi Detached Home
- Bay Fronted Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Gardens Front and Rear
- Three Bedrooms
- Kitchen
- Gas Heating
- Private Driveway
- Views Towards Belfast Lough

Offers Over £99,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 13'8" x 10'4" (wps)

Bay window to front elevation. Wood laminate floor covering. Access to under stairs store.

KITCHEN 13'2" x 7'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden. Glass panelled door leading to:



DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower with drench shower head. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'8" x 9'0" (wps)

BEDROOM 2 11'1" x 6'0"

Views towards Belfast Lough and Belfast Harbour.

BEDROOM 3 8'0" x 6'11"

Views towards Belfast Lough and Belfast Harbour.

EXTERNAL

Double gates leading to private driveway area finished in concrete.

Rear garden finished in timber decking.

External lighting.

Gas fired central heating boiler with timber enclosure.

Outside tap.

External power points.

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.



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 William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.
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Well presented, three bedroom semi detached home with private driveway located within a popular residential area between Whitewell Road and Serpentine Road, Newtownabbey. The property comprises entrance hall, lounge, kitchen, deluxe shower room and three well proportioned first floor bedrooms. Externally the property enjoys gardens front and rear. Other attributes include gas heating, PVC double glazing, convenient location and views towards Belfast Lough. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(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	

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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