



160 Elmfield Road, Newtownabbey, BT36 6DP

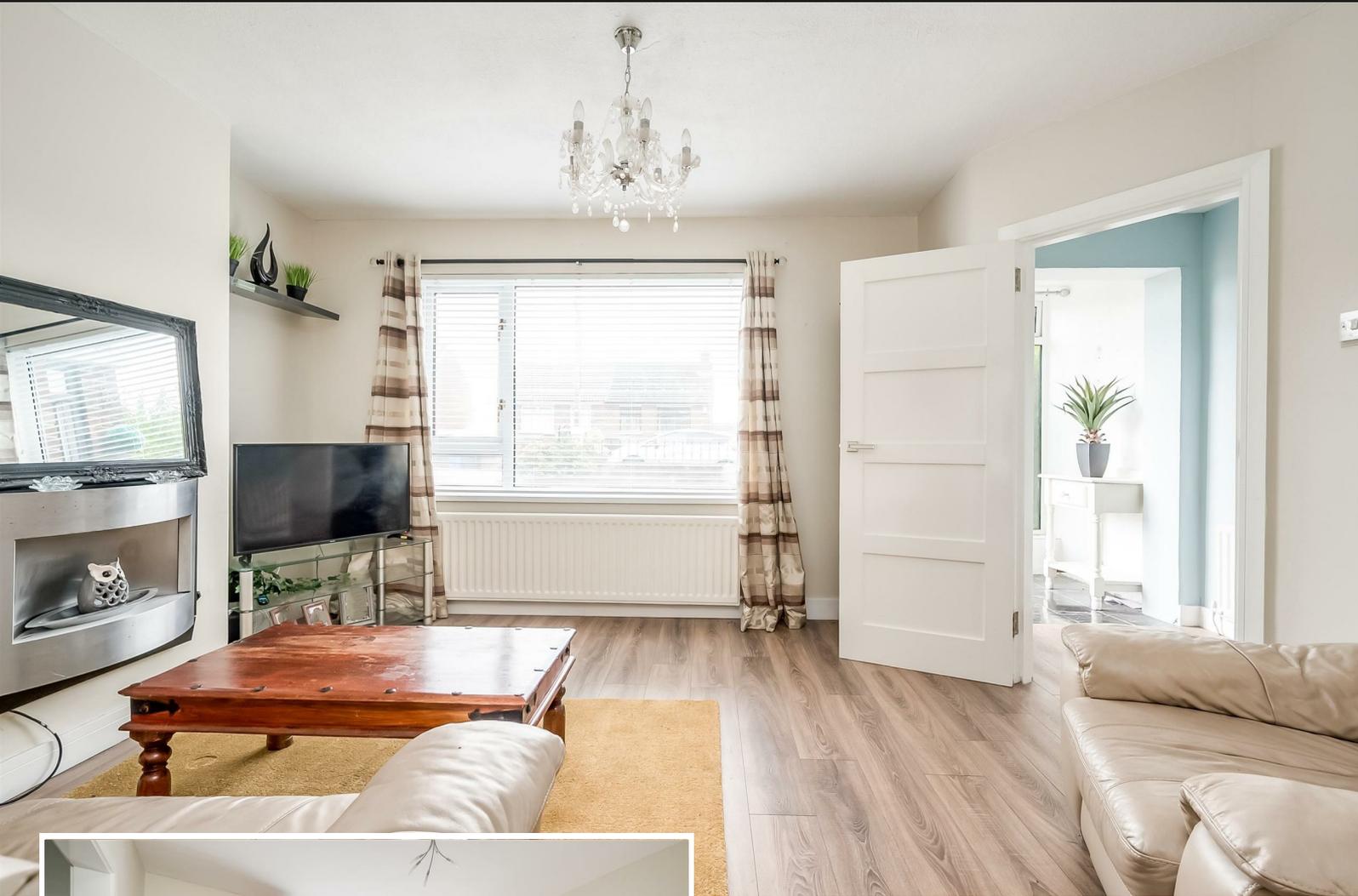
- Extended Semi Detached Home
- Lounge
- Fitted Kitchen
- Floored Roof Space
- Private Driveway; Detached Garage
- Three Bedrooms
- Separate Dining Room
- Bathroom With White Three Piece Suite
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear

Offers Over £154,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen and fan light over. Tiled floor to entrance area. Wood laminate floor covering thereafter. Stairwell to first floor.

LOUNGE 14'3" x 12'1"

Contemporary, wall mounted, focal point fireplace. Wood laminate floor covering. Picture window to front elevation. Glass panelled door leading to:

DINING ROOM 10'4" x 8'11"

Wood laminate floor covering. Open arch leading to:



KITCHEN 19'4" x 6'10"

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with extractor hood over. Plumbed for automatic washing machine. Twin, glass fronted display cabinets. Splash back tiling to walls. Tiled floor. Stable style, split, hardwood, glass panelled door to rear garden.

FIRST FLOOR

LANDING

Access to floored roof space.

BEDROOM 1 12'5" x 10'5" (wps)

Wall to wall fitted wardrobes in mirror panelled, sliding doors. View towards Cave Hill.

BEDROOM 2 10'4" x 8'7"

BEDROOM 3 9'3" x 6'9" (wps)

Built in wardrobe/store. View towards Cave Hill.

BATHROOM 13'0" x 7'0"

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splash back tiling to walls. Built in storage.

EXTERNAL

Double gates leading to paved, private driveway area (extending to rear).

Front garden finished in lawn.

PVC soffits, fascia and rainwater goods.

Rear garden finished in timber decking, paved patio area, tree bark and mature trees.

Outside tap.

External lighting.

Boiler house with gas fired central heating boiler.

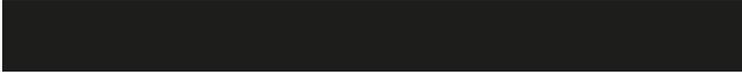
MATCHING DETACHED GARAGE 13'6" x 8'5"

PVC coated, roller shutter door.

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.





Well presented three bedroom semi detached home with two storey extension and garage, conveniently located on Elmfield Road, Glengormley, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, separate dining room, kitchen, three bedrooms, bathroom and floored roof space. Externally the property enjoys private driveway, matching detached garage, and gardens front and rear. Other attributes include gas heating, PVC double glazing and views towards the Cave Hill. Ideal first time buy / 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	52	62
(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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