



## 24 Swanston Crescent, Newtownabbey, BT36 5DW

- Extended, Semi-Detached Home
- Lounge; Separate Family Room
- Sun Porch
- Oil Heating; PVC Double Glazing
- Large, Detached Workshop to Rear
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Shower Room; Furnished Cloakroom
- Gardens Front and Rear
- Immaculate Throughout

Offers Over £174,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Glass panelled front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Fully panelled walls. Wood laminate floor covering.

#### LOUNGE 12'7" x 11'5"

Open fire in brick fireplace with tiled hearth. Wood laminate floor covering.

#### FAMILY ROOM 18'8" x 10'10"

Open fire in brick fireplace with tiled hearth. Wood laminate floor covering. Picture window to rear elevation.



## **KITCHEN WITH INFORMAL DINING AREA 14'11" x 8'7"**

Modern 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. Cooker point with extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine and dishwasher. Part tiling to walls. Tiled floor. Open arch leading to:

## **SUN PORCH 8'7" x 8'6"**

Aluminium framed, double glazed, sliding patio door to rear garden. Picture window to rear elevation. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1 12'5" x 11'5"**

Wood laminate floor covering.

### **BEDROOM 2 12'5" x 11'5"**

Wood laminate floor covering.

### **BEDROOM 3 8'8" x 8'2" (plus recess)**

Fitted storage. Wood laminate floor covering.

### **FULLY TILED SHOWER ROOM**

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Access to shelved hot press. Access to roof space.

### **EXTERNAL**

Generous sized, private driveway area, finished in concrete. Low maintenance, paved front garden with raised bedding and range of plants and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

Gate leading to further driveway area and rear garden.

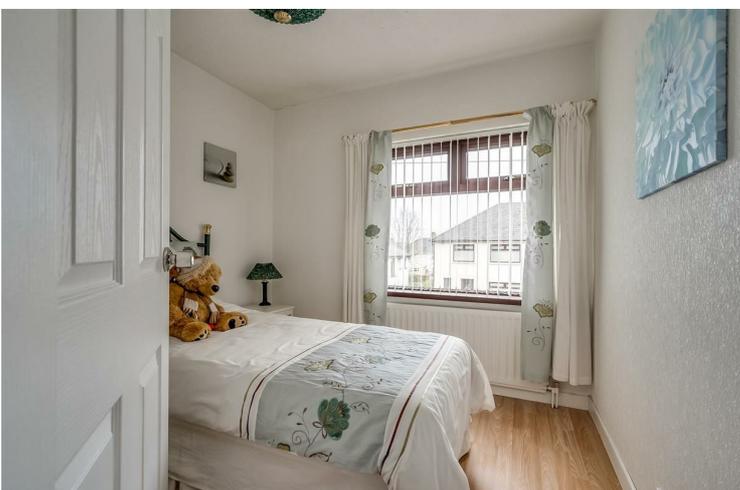
Rear garden, finished in lawn and timber decking.

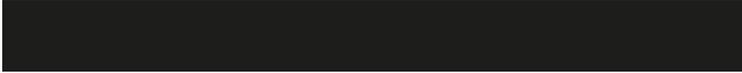
### **DETACHED WORKSHOP 49'2" x 26'2" (wps)**

Sliding timber door. Power, light, heating and partitioned office area.

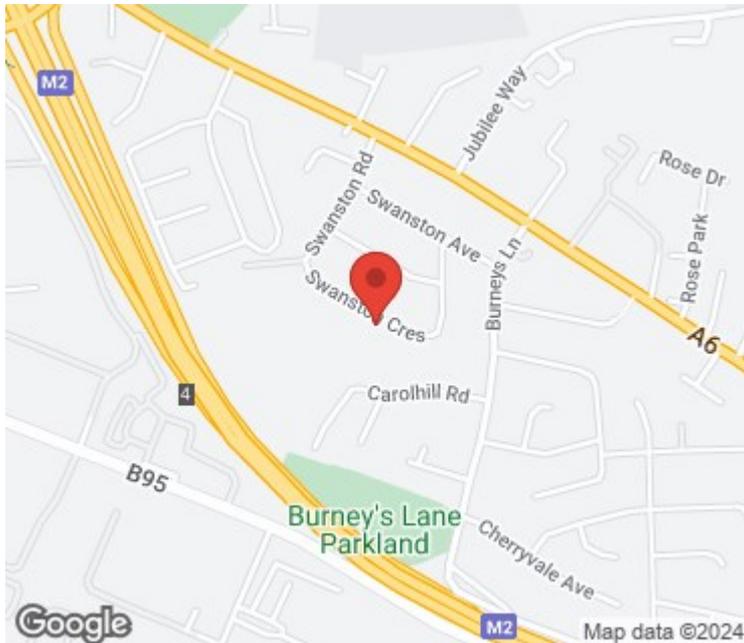
## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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, extended, three-bedroom, semi detached home with generous sized garden and large, detached workshop to rear (49'2" x 26'2" (wps)), located within the popular Swanston area of Glengormley, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge, family room, kitchen with informal dining area and sun porch, three well-proportioned bedrooms, and shower room with contemporary, white three piece suite. Externally the property enjoys gardens front and rear, private driveway area, and large, detached workshop to rear. Other attributes include oil heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.*



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>	<b>59</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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