



## 5 Bleach Green Court, Newtownabbey, BT37 0DZ

- Semi Detached Home
- Lounge; Focal Point Fireplace
- Deluxe Bathroom; Three Piece Suite
- Generous Sized Private Driveway
- Gardens Front And Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; Double Glazing
- Matching Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £164,950

EPC Rating D



5 Bleach Green Court, Newtownabbey, BT37 0DZ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 16'0" x 9'11"

Focal point fireplace. Wood laminate floor covering.

#### KITCHEN THROUGH DINING ROOM 16'2" x 9'6"

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven and fridge freezer. Twin glass fronted display cabinets. Splashback tiling to walls. Tiled floor. PVC double glazed French doors, leading to rear garden.





## FIRST FLOOR

### LANDING

Access to roof space.

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

Built in wardrobe. Wood laminate floor covering.

### BEDROOM 2 11'11" x 9'9"

Wood laminate floor covering.

### BEDROOM 3 8'5" x 7'2" (wps)

Built in wardrobe/store.

### DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Wood laminate floor covering. Access to shelved hot press.

### EXTERNAL

Front garden finished in lawn and trees.

Generous sized, private driveway area, finished in decorative stone.

External lighting.

Fully enclosed rear garden finished in lawn, paved patio area, paved service area and bedding.

Outside tap.

PVC oil storage tank.

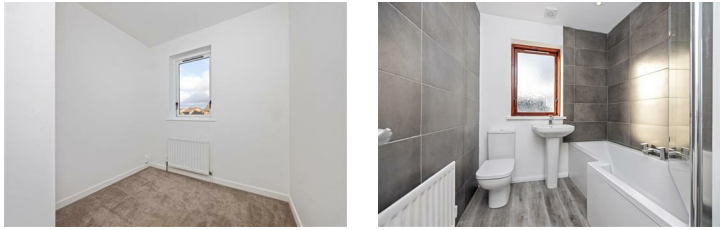
### MATCHING DETACHED GARAGE 20'0" x 10'3"

PVC coated roller shutter door. Separate, hardwood panelled service door to rear garden. Power, light and oil fired central heating boiler.

### 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, semi detached home with generous sized private driveway, matching detached garage, and gardens front and rear, situated within the popular and conveniently located Bleach Green Court development, Newtownabbey.*

*The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary three piece suite.*

*Externally, the property enjoys generous sized private driveway area finished in decorative stone, matching detached garage, front garden finished in lawn and trees, and fully enclosed rear garden finished in lawn, paved patio area, paved service area and bedding.*

*Other attributes include oil fired central heating, double glazing, and convenient location.*

*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>		<b>70</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 are 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