



## 3 Burnthill Gardens, Newtownabbey, BT36 5HE

- Semi Detached Home
- Lounge
- Bathroom; White Suite
- Private Driveway
- Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Attached Garage
- Convenient Location

Offers Over £154,950

EPC Rating D







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Glass panelled doors to lounge and kitchen.

#### LOUNGE 14'4" x 10'10"

Picture window to front elevation. Focalpoint fireplace. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 17'3" x 9'10"**

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 with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. Access to under stairs store. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 14'2" x 8'9" (plus recess)**

Wood laminate floor covering.

### **BEDROOM 2 10'8" x 9'10"**

Wood laminate floor covering.

### **BEDROOM 3 9'2" x 8'0" (wps)**

Wood laminate floor covering. Access to hot press. Separate, built in wardrobe/store.

## **FULLY TILED BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath.

## **EXTERNAL**

Double gates leading to private driveway, finished in tarmac. Front garden, finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

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

Outside tap.

PVC oil storage tank.

## **ATTACHED GARAGE 20'10" x 8'5"**

Up and over door. Separate 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.







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**Well presented, three bedroom, semi detached home, with attached garage, conveniently located within the Burnthill area, of Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen through dining room, three well proportioned bedrooms, and bathroom, with white three piece suite.**

**Externally, the property enjoys private driveway, attached garage, and fully enclosed rear garden.**


**Other attributes include oil heating and PVC double glazing.**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	67
(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 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

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