



12 Sandyknowes Crescent, Newtownabbey, BT36 5DJ

- Semi Detached Home
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Low Maintenance Gardens
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; White Suite
- Private Driveway; Matching Detached Garage
- Convenient Location

Offers Over £159,950

EPC Rating F



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'3" x 10'11"

Cast iron, wood burning stove on granite hearth with contrasting surround. Picture window to front elevation. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 17'3" x 9'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with splashback tiling and extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Upstands to walls to match work surface. Wood laminate floor covering. Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space via slingsby style ladder.

BEDROOM 1 14'1" x 10'11" (wps)

Wood laminate floor covering.

BEDROOM 2 10'10" x 10'0"

Wood laminate floor covering.

BEDROOM 3 9'6" x 8'1" (wps)

Built in wardrobe. Access to shelved hot press. Wood laminate floor covering.

BATHROOM

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

EXTERNAL

Private driveway finished in tarmac.

Low maintenance front garden, finished in decorative stone.

External lighting.

PVC fascia and rainwater goods.

Fully enclosed, low maintenance rear garden finished in paved patio area, artificial grass and raised bed.

Outside tap.

PVC oil storage tank.

MATCHING DETACHED GARAGE 15'7" x 9'2"

Up and over. Separate service door. 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 matching detached garage, conveniently situated within the Sandyknowes area, Antrim Road, 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, matching detached garage, and low maintenance gardens front and rear.


Other attributes include oil heating and PVC double glazing.

Ideal first time buy or 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		69
(55-68) D		
(39-54) E	35	
(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 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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