

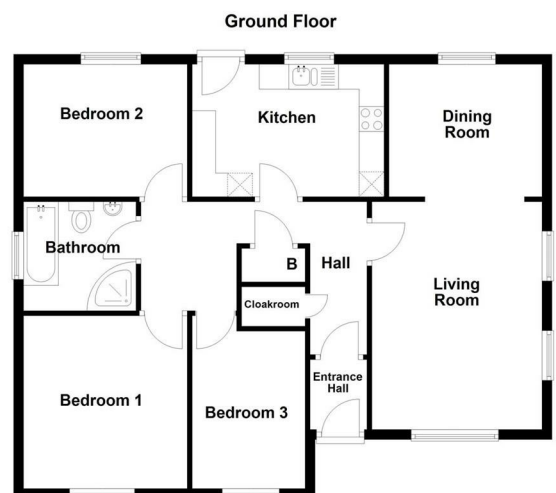


6 Highgate Close, Newtownabbey, BT36 4WE

- Detached Bungalow
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Gardens Front, Side and Rear
- Three Bedroom; Two+ Reception
- Bathroom
- Private Driveway
- Garden Room
- Convenient Location

Offers Over £225,000

EPC Rating C



6 Highgate Close, Newtownabbey



6 Highgate Close, Newtownabbey, BT36 4WE



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Glass panelled door leading to:

#### ENTRANCE HALL

Access to shelved store. Access to separate store with gas fired central heating boiler. Access to partially floored roof space. Glass panelled doors leading to lounge and kitchen.

#### LOUNGE 15'4" x 11'1"

Open fire in marble fireplace with granite inset and matching surround. Dual aspect windows. Open arch leading to:

#### DINING ROOM 10'5" x 8'4"





## **KITCHEN WITH INFORMAL DINING AREA 12'4" x 8'9"**

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Matching breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Integrated fridge. Plumbed and space for washing machine. Glass fronted display cabinet. Fully tiled walls. PVC double glazed door to rear garden.

## **BEDROOM 1 11'4" x 10'9"**

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

## **BEDROOM 3 11'5" x 7'5" (wps)**

Fitted wardrobes in panelled and mirror panelled sliding doors.

## **FULLY TILED BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate, panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

## **EXTERNAL**

Generous sized private driveway area finished in brick pavior.

Front garden finished in lawn and decorative stone.

Tiled entrance porch.

External lighting.

Side garden finished in lawn, paved patio area, decorative stone and range of plants, trees and shrubbery.

Fully enclosed, low maintenance rear garden finished in paved patio areas, decorative stone and range of shrubs.

Outside tap.

PVC soffits, fascia and rainwater goods.

## **TIMBER GARDEN ROOM 11'6" x 7'4"**

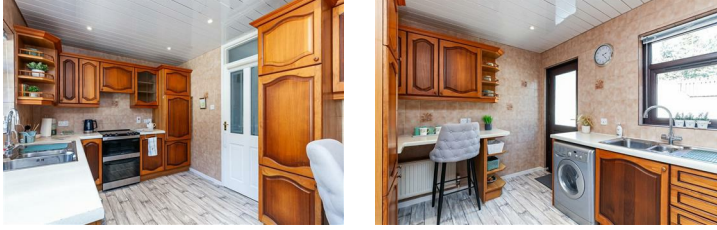
Power and light.

## **MATCHING DETACHED GARAGE 19'7" x 10'3"**

## **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/two reception, detached bungalow with garage, occupying an end-of-cul sac site within the popular Highgate development, Mallusk Road, Newtownabbey.**

**The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, three well proportioned bedrooms, and bathroom.**

**Externally, the property enjoys generous sized private driveway, detached garage, garden room, and garden areas to front, side and rear.**

**Other attributes include gas heating, PVC double glazing and convenient location.**

**Early viewing highly recommended.**



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>72</b>	<b>72</b>
(55-68) <b>D</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 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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring

Northern Ireland Children's Hospice

Awards

**Telegraph**  
**PROPERTY AWARDS 2018**  
in partnership with

**Telegraph**  
**PROPERTY AWARDS 2019**  
in partnership with

**Shortlisted**  
**TheNegotiator Awards 2018**

**Shortlisted**  
**TheNegotiator Awards 2019**

**THE INVESTORS IN PEOPLE**  
**AWARDS 2019**  
Finalist

**TheNegotiator**  
**Regional Agency of the Year Northern Ireland**  
**GOLD**

**WE ARE MACMILLAN.**  
CANCER SUPPORT