



23 Collinward Drive, Newtownabbey, BT36 6DR

- Immaculately Presented Semi D
- Lounge; Separate Dining Room
- Deluxe, Fully Tiled Shower Room
- Private Driveway
- Convenient Location
- Three Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Low Maintenance Garden
- Ideal First Time Buy/Buy To Let

Offers Over £179,950

EPC Rating C



23 Collinward Drive, Newtownabbey, BT36 6DR



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Glass panelled doors leading to lounge and kitchen.

#### LOUNGE 12'8" x 12'5"

Picture window to front elevation. Wood laminate floor covering. Glass panelled French doors leading to:

#### DINING ROOM 10'8" x 10'1"

Wood laminate floor covering. Open arch leading to:



## KITCHEN 10'8" x 8'6"

Modern fitted kitchen with range of high and low level storage units in high gloss door with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Integrated dishwasher. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

## FIRST FLOOR

### LANDING

Access to partially floored roof space via slingsby style ladder.

### BEDROOM 1 11'11" x 11'4"

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

### BEDROOM 2 12'8" x 11'6" (wps)

Wood laminate floor covering.

### BEDROOM 3 8'2" x 6'11"

Wood laminate floor covering.

## DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Access to shelved store.

## EXTERNAL

Low maintenance front garden finished in decorative stone. Tiled entrance canopy.

External lighting.

Generous sized private driveway finished in asphalt.

Low maintenance gardens to side and rear finished in decorative stone, paved patio area, raised decking, raised bed and range of plants, trees and shrubbery.

Outside tap.

## 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, semi detached home, occupying a cul-de-sac position within the popular and conveniently situated Collinward area of Glengormley, Newtownabbey.*

*The property comprises entrance hall, lounge, dining room, separate modern fitted kitchen, three bedrooms, and deluxe, fully tiled, shower room, with contemporary, white, three piece suite.*

*Externally, the property enjoys private driveway finished in tarmac, and low maintenance rear garden.*

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

*Ideal first time buy or 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>	<b>74</b>	<b>74</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