



52 Hollybrook Manor, Newtownabbey, BT36 7XR

- Immaculately Presented, Family Detached
- Lounge; Gas Fire
- Kitchen Through Dining Room
- Deluxe Bathroom; En Suite Shower Room
- Gas Heating; Owned Solar (with battery storage system)
- Four Bedroom; Two+ Reception
- Family Room; Gas Stove
- Utility Room; Furnished Cloakroom
- Alu Clad Double & Triple Glazing
- Private Driveway; Attached Garage; Fully Landscaped Site

Offers Over **£279,950**

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Triple glazed, Alu Clad front door with matching side screens and fan light over. Timber flooring. Stairwell to first floor gallery landing. Part vaulted ceiling.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Tiled feature wall. Tiled floor.

LOUNGE 17'2" x 11'10"

Triple aspect windows with picture window to rear elevation. Gas fire in tiled fireplace with tiled hearth and timber surround.

FAMILY ROOM 11'6" x 10'2"

Picture window to rear elevation. Timber floor. Wall mounted gas stove. Open arch leading to:



KITCHEN THROUGH DINING ROOM 17'1" x 9'10"

Modern fitted kitchen with range of high and low level, fitted storage units with contrasting resin work surface. Inlaid 1.5 bowl stainless steel sink unit. Integrated gas hob with stainless steel splash back and extractor hood over. Integrated double oven and dishwasher. Glass fronted display cabinet. Splash back tiling to walls. Tiled floor. Triple glazed, Alu Clad sliding patio door to rear garden.

UTILITY ROOM 10'5" x 5'10" (wps)

Range of fitted storage units with contrasting resin work surface to match kitchen. Integrated fridge freezer. Plumbed and space for washing machine. Splash back tiling to walls. Tiled floor. Hardwood, double glazed external door.

FIRST FLOOR

GALLERY LANDING

Access to shelved store. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'11" x 10'11" (wps)

Fitted wardrobes with mirror panelled sliding doors.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit with drench shower head. Chrome towel radiator.

BEDROOM 2 12'0" x 10'1"

Timber flooring.

BEDROOM 3 10'2" x 7'9"

Fitted wardrobes with mirror panelled sliding door.

BEDROOM 4 8'10" x 6'9"

Fitted desk and dresser unit.

DELUXE FULLY TILED BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate oversized shower enclosure, pedestal wash hand basin and WC. Chrome towel radiator. Thermostat controlled mains shower unit.

EXTERNAL

Generous sized, private driveway area, finished in tarmac. Front garden finished in lawn and range of shrubs and trees. External lighting.

Outside tap.

Fully enclosed rear garden, finished in lawn, paved patio area, decorative stone, timber deck entertaining area with artificial grass and range of plants, trees and shrubbery.





ATTACHED GARAGE 16'11" x 9'3"

Power operated, up and over door. Separate service door to rear.
Power, light and gas 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, four bedroom / two reception, detached family home with attached garage, situated within the well sought after Hollybrook Manor development, Hightown Road, Glengormley, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with gas fire, family room, kitchen through dining room, utility room, four first floor bedrooms, to include principal en suite, and deluxe, fully tiled, family bathroom with contemporary, white, four piece suite. Externally, the property enjoys private driveway, attached garage, and gardens to front, side and rear, finished in lawn, paved patio area, timber decking and range of plants, trees and shrubbery. Other attributes include Alu Clad double and triple glazed windows and door, gas heating and owned solar panels with battery storage system, allowing the home to achieve an impressive B+ energy rating. Early viewing highly recommended to avoid disappointment.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 86 | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (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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