



**20 Hollybrook Crescent**  
**Hightown Road, Newtownabbey, BT36 4ZW**

**Asking Price**  
**£180,000**

**PUBLIC NOTICE**

**ADDRESS 20 Hollybrook Crescent, Newtownabbey BT36 4ZW**

We are acting in the sale of the above property and have received an offer of £185,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place  
 EPC Rating: 74

We are delighted to offer for sale this attractive semi chalet villa which is located in a very popular development just off the much sought after Hightown Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, large lounge with feature fireplace and wood laminate flooring, fitted kitchen with built in oven & hob and open to a dining room with wood laminate flooring and PVC double glazed double doors to rear.

Upstairs there are three bedrooms, master with ensuite and separate bathroom with white suite

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway, garden to front in lawn and a garden to rear in lawn with paved patio area

Early viewing recommended !!

# 20 Hollybrook Crescent

## Hightown Road, Newtownabbey, BT36 4ZW



- Semi Detached Villa
- Fitted Kitchen
- Gas Heating
- 3 Bedrooms Master Ensuite
- White Bathroom Suite
- Driveway & Gardens
- 2 Reception Rooms
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, under stairs storage

#### LOUNGE

14'10" x 13'11" (4.52m" x 4.24m")

Feature fireplace, marble inset, painted wood surround, wood laminate flooring, radiator

#### DINING ROOM

10'8" x 10'8" (3.25m" x 3.25m")

Wood laminate flooring, radiator, pvc double glazed double doors to rear, open to kitchen

#### KITCHEN

10'8" x 10'4" (3.25m" x 3.15m" )

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, plumbed for dishwasher, partly tiled walls, tiled floor, radiator, pvc double glazed side door

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12'10" x 10'5" at widest (3.91m" x 3.18m" at widest )

Wood laminate flooring, radiator

#### ENSUITE

Free standing bath, twin vanity units, low flush wc, fully pvc panelled walls, chrome heated towel radiator

#### BEDROOM 2

10'9" x 7'5" (3.28m" x 2.26m")

Wood laminate flooring, radiator

#### BEDROOM 3

11'0" x 9'2" at widest (3.35m" x 2.79m" at widest)

Wood laminate flooring, radiator, velux window

#### BATHROOM

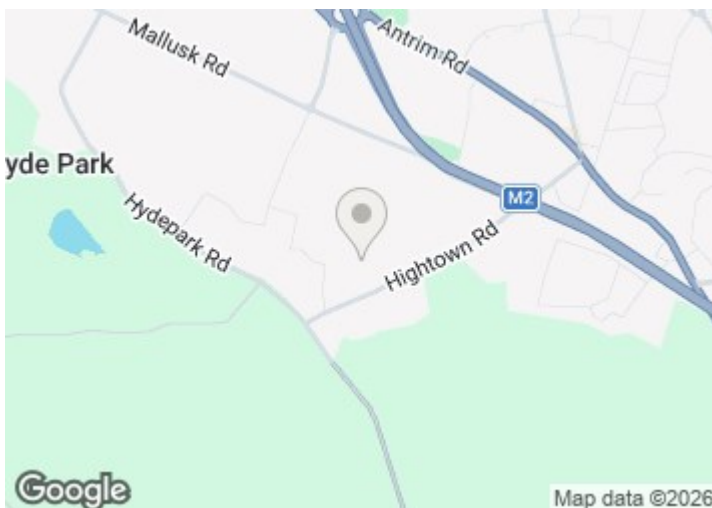
White suite comprising bath, pedestal wash hand basin, low flush wc, fully tiled walls, radiator

#### OUTSIDE

Tarmac driveway

Garden to front in lawn

Garden to rear in lawn with paved patio area



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>	74	80
(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	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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