

simon**BRIEN**
RESIDENTIAL

57 Hollybrook Manor,
Newtownabbey, BT36 7XR



Asking Price £285,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented Three Bedroom Detached Property Ideally Located in Newtownabbey
- Well Proportioned Living Room with Gas Fire
- Separate Sun Room with Double Doors to Rear Garden
- Modern Fitted Kitchen / Dining Area
- Separate Utility Room with Additional Storage and Plumbing for Washing Machine and Tumber Dryer
- Ensuite & Family Bathroom
- Attached Garage with Up and Over Door, Light and Power
- Driveway Providing Private Off-Street Parking for Several Cars
- Enclosed Rear Garden with Sitting Area
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional and Young Family Alike
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Excellent Transport Links to Belfast City Centre and Further Afield
- Close to Leading Local Schools, Parks and Belfast International Airport
- Early Viewing Highly Recommended



DESCRIPTION

We are delighted to bring to the market 57 Hollybrook Manor located in Newtownabbey. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular restaurants and shops. The property lies within the catchment area to a range of the area's most prestigious schools.

In short the property comprises of: reception hall, spacious living room, separate sun room with double doors to the rear garden, fitted kitchen / dining area, utility room, three well-proportioned bedrooms including ensuite shower room and bathroom

The property further benefits from UPVC double glazing throughout, gas fired central heating, attached garage, driveway with private off-street parking for several cars and an excellent enclosed = rear garden.

With versatile accommodation, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

ENTRANCE

RECEPTION HALL:

uPVC front door to reception hall, open plan, porcelain tiled floor.



GROUND FLOOR

LIVING ROOM:

16' 4" x 11' 11" (4.98m x 3.63m)

Porcelain tiled floor, sandstone fireplace with gas fire.



KITCHEN/DINING AREA:

22' 6" x 16' 7" (6.85m x 5.05m)

Partly tiled floor, range of high and low level units, partly tiled walls, space for American fridge freezer, 1.5 bowl sink unit with mixer tap. 'Rangemaster' double oven and six ring gas hob with extractor fan.



UTILITY ROOM:

Porcelain tiled floor, plumbed for dishwasher, space for washing machine and tumble dryer.

SUN ROOM:

19' 2" x 8' 6" (5.84m x 2.59m)

Porcelain tiled floor, double French doors leading to kitchen and dining area. Double doors to patio, twin velux windows.



FIRST FLOOR

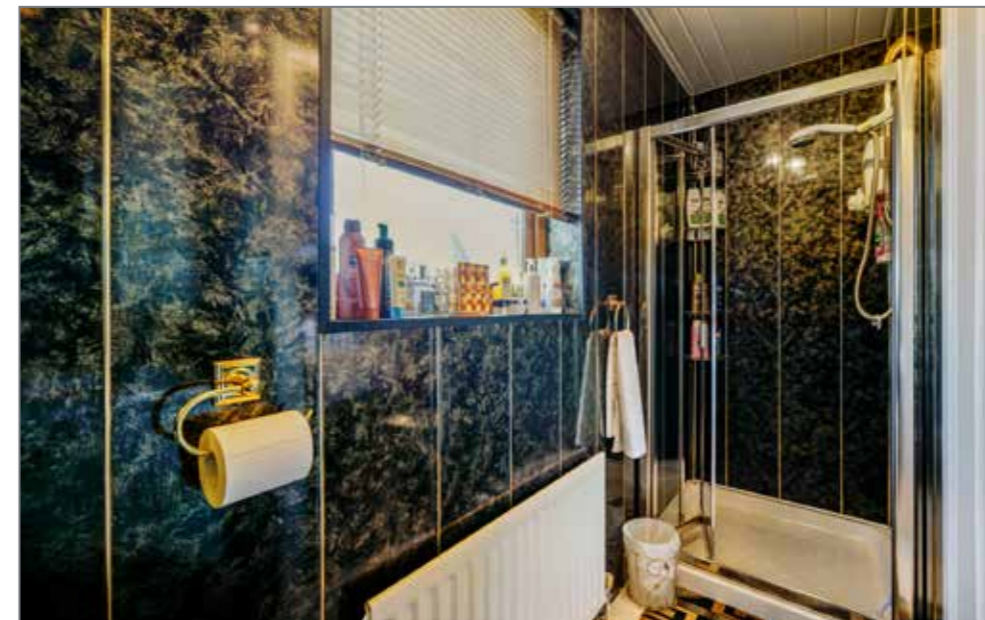
LANDING:

Built in hotpress, access to roofspace.



MAIN BEDROOM:

13' 2" x 10' 5" (4.02m x 3.18m)



ENSUITE SHOWER ROOM:

Ceramic tiled floor, PVC walls, low flush WC, pedestal wash hand basin with vanity unit, electric shower.

BEDROOM (2):
 11' 9" x 9' 6" (3.57m x 2.89m)
 Laminate wood floor.



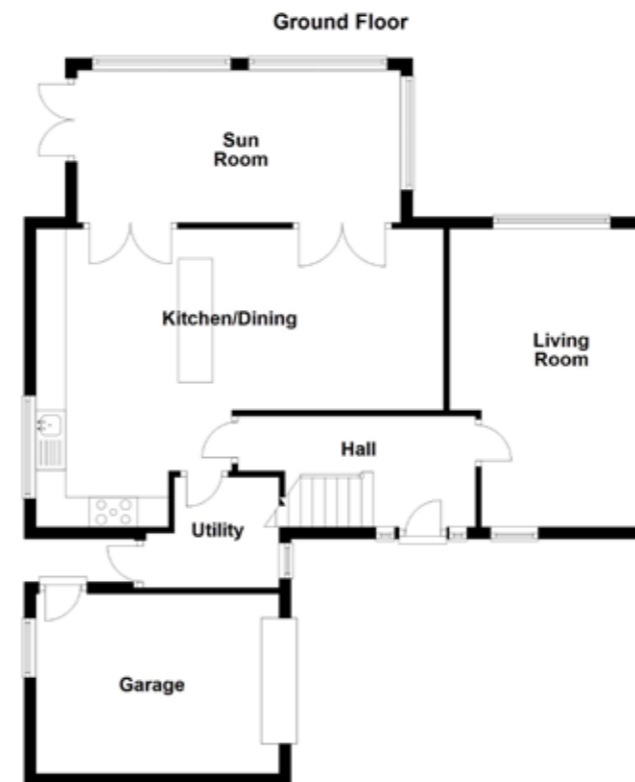
BEDROOM (3):
 12' 0" x 9' 7" (3.66m x 2.92m)

BATHROOM:
 Low flush WC, pedestal wash hand basin, chrome heated towel radiator, ceramic tiled floor, PVC walls, corner bath with telephone hand shower and 'Triton' electric shower above.



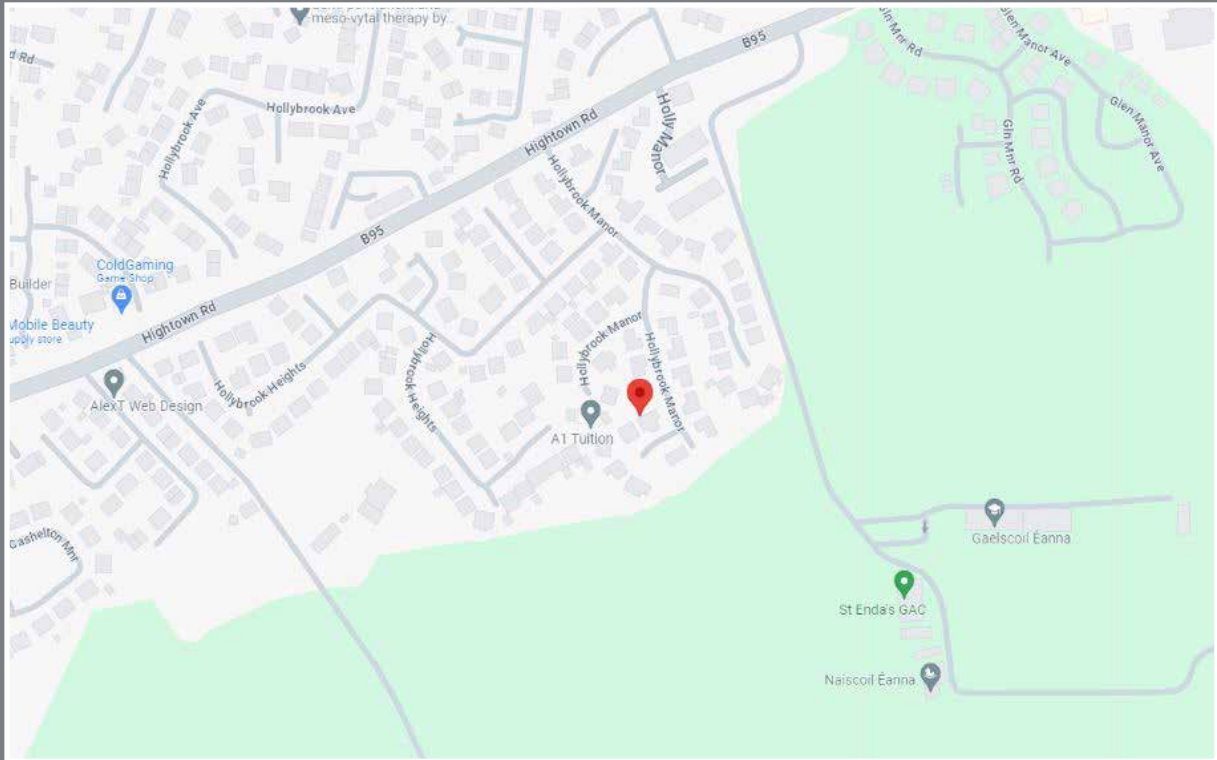
OUTSIDE
ATTACHED GARAGE:
 17' 3" x 9' 8" (5.25m x 2.95m)

Up and over door, power and light, 'Worcester' gas boiler.



This plan is for illustrative purposes only.
 Plan produced using PlanUp.
 57 Hollybrook Manor, Newtownabbey

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/B/24/SD



EPC REF: 9428-3034-0202-8104-8204

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Hollywood BT18 9AE
T 02890 428989
E hollywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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