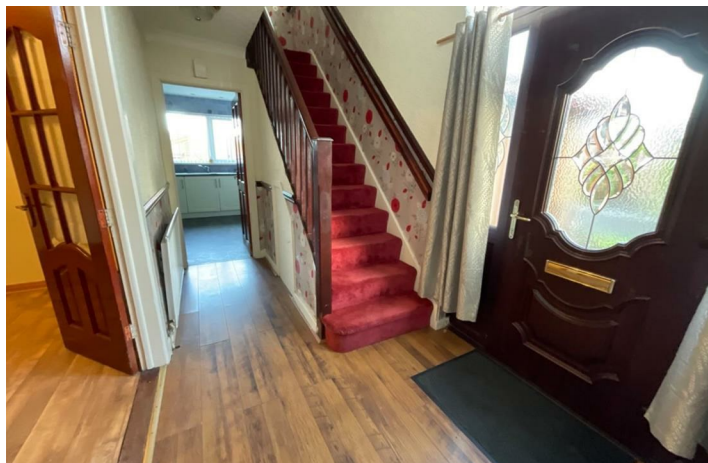
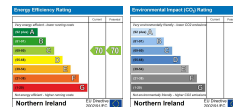




59 Hollybrook Manor
Newtownabbey, BT36 7XR

Offers in the region of
£269,950



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, Newtownabbey, BT36 7XR

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A superbly extended and adapted detached family home occupying a large corner site offering flexible living with a fully self-contained ground floor.

Internally the dwelling comprises of an entrance hallway, bright reception with attractive fireplace, secondary reception, kitchenette, two bedrooms with en suite/wet room, fitted kitchen with dining space, utility room and access to the integral garage/sauna. The second floor comprises of three further bedrooms (master with en suite) and a primary family bathroom suite. Outside there is ample off-street parking and mature gardens front and rear laid out in lawn.

The property further benefits from gas fired central heating, uPVC double glazing and all within a sought-after cul-de-sac location.

Hollybrook Manor is conveniently located close to Glengormley Village with a wealth of independent retailers, cafes and restaurants. It also shares excellent transport links with Belfast City Centre with the M2 motorway just a short drive away and regular buses servicing the area.

This is an exceptionally unique property and internal viewing is highly recommended to fully appreciate this hidden gem.

Contact Rea Estates now for further details or to arrange an appointment to view.

Ground Floor

Entrance Hallway

PVC front door with smoked glass inset, under stair storage housing electricity meter, wood laminate flooring, panelled radiator, stairs leading to first floor

Front Reception 16'4" x 11'10" (5.00m x 3.63m)

Attractive fireplace and surround with electric fire inset, wood laminate flooring, 2 double panelled radiators

Second Reception 9'10" x 10'11" (3.02m x 3.33m)

Wood laminate flooring

Bedroom 1 9'4" x 9'9" (2.86m x 2.99m)

Wood laminate flooring, double panelled radiator

En Suite

Low flush WC, wall mounted wash hand basin, free standing shower, wet room flooring, panelled radiator

Kitchenette 12'7" x 7'9" (3.85m x 2.37m)

Modern fitted kitchenette with both high and low level units and contrasting worktops, stainless steel sink and drainer with mixer taps,, cooker space with extractor hood, wood laminate flooring, double panelled radiator, access to roof space, access to rear garden

Bedroom 2 12'7" x 9'8" (3.85m x 2.95m)

Double panelled radiator

En Suite

Low flush WC, pedestal wash hand basin and free standing shower, wet room flooring, double panelled radiator

Kitchen 16'4" x 11'2" (5.00m x 3.42m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer tap, cooker space with extractor hood, tile effect laminate flooring, double panelled radiator, recessed lighting, ample dining space

Utility Room

Stainless steel sink and drainer with mixer taps, plumbed for a washing machine, tumble dryer space, wood laminate flooring, access to garden and garage

First Floor

Landing

Enclosed storage cupboard, access to roof space

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, tiled walls, recessed light, panelled radiator

Bedroom 3 9'7" x 11'8" (2.93m x 3.58m)

Wood laminate flooring, panelled radiator

Bedroom 4 9'7" x 11'10" (2.93m x 3.61m)

2 panelled radiators

Bedroom 5 13'1" x 10'7" (4.01m x 3.25m)

Built-in wardrobes, wood laminate flooring, panelled radiator

En Suite

Low flush WC, pedestal wash hand basin and free standing shower, tiled flooring, panelled radiator

Integral Garage/Sauna 17'1" x 9'3" (5.23m x 2.82m)

Up and over garage door with full electrics, sauna, free standing electric shower, tiled flooring and walls, wall mounted gas boiler, panelled radiator

Outside

Rear

Mature gardens laid out in lawn with paved patio areas, wood panelled fencing surround

Front

Mature garden laid out in lawn with various shrubs and trees, tarmac driveway



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.