



88 Ferndale Road, Newtownabbey, BT36 5AS

- Well Presented Semi Detached Home
- Modern Fitted Kitchen
- Floored Roof Space
- Private Driveway
- Timber Garden Room
- Three Bedroom; Two+ Reception
- Deluxe Shower Room
- Gas Heating; PVC Double Glazing
- Low Maintenance Garden
- Convenient Location

Offers Over £169,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 13'9" x 10'9"

Bay window to front elevation. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 17'2" x 9'9"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with stainless steel extractor hood over. Plumbed and space for American style fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Wood laminate floor covering. Access to under stairs store. Open arch leading to:



FAMILY ROOM 15'7" x 12'3"

Dual aspect windows. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Wood laminate floor covering.

BEDROOM 1 9'4" x 8'11"

Wood laminate floor covering.

BEDROOM 2 10'0" x 8'10" (wps)

Wall to wall fitted wardrobes. Wood laminate floor covering.

BEDROOM 3 9'6" x 7'11" (wps)

Wood laminate floor covering. Access to store with gas fired central heating boiler.

DELUXE SHOWER ROOM

Fully panelled, tile effect, oversized shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Fully panelled walls.

FLOORED ROOFSPACE 17'3" x 10'5" (wps)

Power, light, radiator, twin deluxe windows and access to under eaves storage.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in decorative stone.

External lighting.

Electric car charging point.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance paved rear garden.

TIMBER GARDEN ROOM 15'7" x 11'3"

Light, power, window and sliding patio door.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Well presented, three bedroom/two+ reception, semi detached home, with floored roof space and timber garden room, conveniently situated within the popular Ferndale area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, family room, three bedrooms, deluxe shower room, with contemporary, white, three piece suite, and floored roof space.

Externally, the property enjoys generous sized private driveway, low maintenance rear garden, and timber garden room.

Other attributes include gas heating, PVC double glazing, and electric car charging point.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	79	65
(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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