

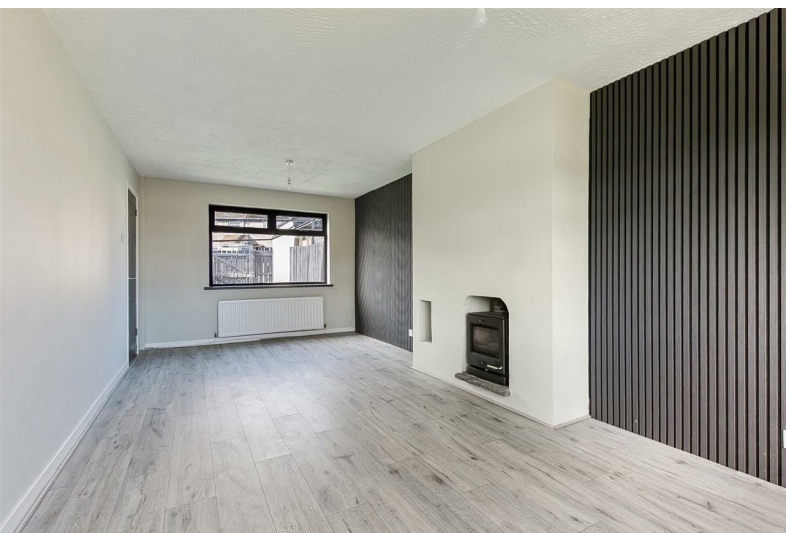


15 Birchmount, Newtownabbey, BT36 5NE

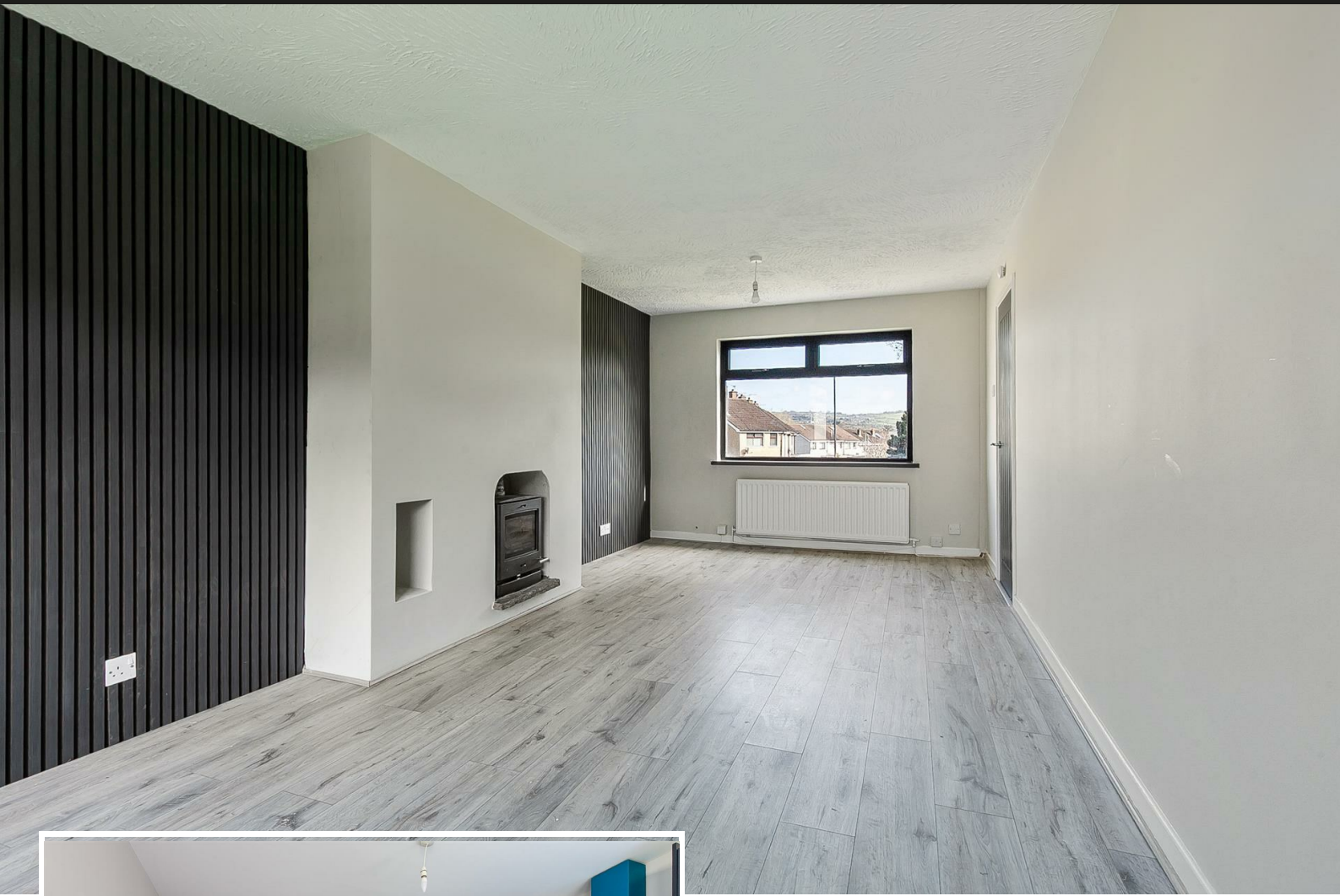
- Refurnished Mid Terrace Property
- Lounge
- Bathroom; White Suite
- Low Maintenance Gardens
- Convenient Location
- Three Bedroom
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £129,950

EPC Rating D



15 Birchmount, Newtownabbey, BT36 5NE



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to cloakroom and under stairs store.

LOUNGE 21'3" x 10'2"

Dual aspect windows. Focal point, decorative stove. Panelled feature wall. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 11'10" x 10'2"

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Upstands to walls to match worktop. PVC double glazed door leading to rear garden and driveway.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 12'2" x 10'2"

BEDROOM 2 12'2" x 10'3"

BEDROOM 3 10'2" x 8'10" (wps)

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Fully panelled walls.

EXTERNAL

Front garden finished in lawn.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in paved patio area and artificial grass.

Double gates leading to private driveway area finished in tarmac (with artificial grass over).

Twin garden stores.

Outside tap.

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.





Recently refurbished, three bedroom, mid terrace property, situated within the popular Mossley area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, three well-proportioned bedrooms, and bathroom, with white, three piece suite.

Externally, the property enjoys low maintenance gardens and private driveway to rear.

Other attributes include gas heating, PVC double glazing, and convenient location.

Ideal first time buy / buy to let investment.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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 and 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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