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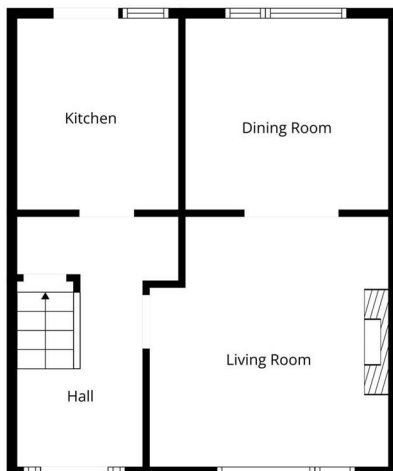


3 Queens Gardens, Newtownabbey, BT36 5JA

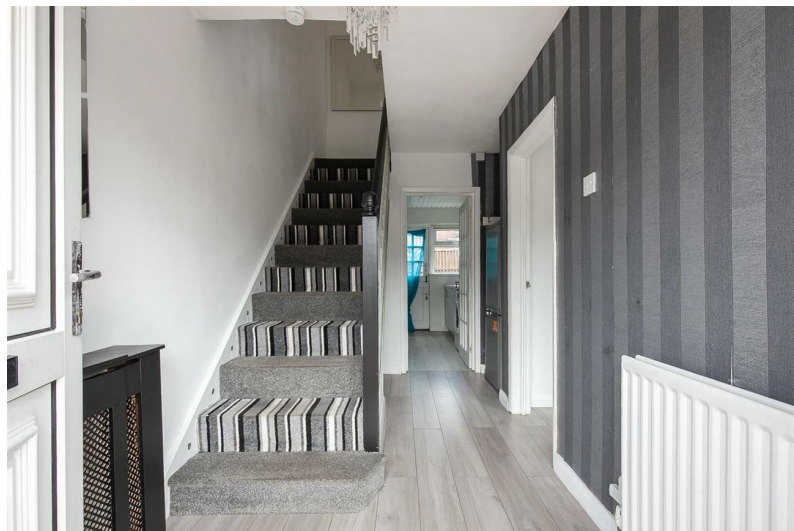
- Mid Terrace Property
- Lounge; Separate Dining Room
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen
- Gas Heating
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £114,950

EPC Rating D



Floorplan is For Illustrative Purposes Only And is Not To Scale





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Glass panelled doors leading to lounge and kitchen.

LOUNGE 12'5" x 12'2" (wps)

Wood laminate floor covering. Contemporary, wall mounted, electric fire. Open arch leading to:

DINING ROOM 10'2" x 9'7"

Wood laminate floor covering.



KITCHEN 9'5" x 8'1"

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Plumbed and space for washing machine. Space for undercounter fridge. Fully tiled walls. Wood laminate floor covering. Glass panelled stable style door leading to back garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'3" x 9'6"

BEDROOM 2 12'6" x 9'4" plus recess

Built in wardrobe. Separate store with gas fired central heating boiler. Wood laminate floor covering.

BEDROOM 3 9'2" x 9'2" (wps)

FULLY TILED BATHROOM

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

EXTERNAL

Low maintenance paved front garden.

Entrance canopy.

Fully enclosed low maintenance rear garden.

Garden store.

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.



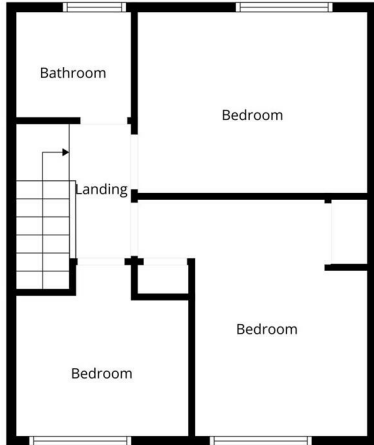


Diagram is for illustrative purposes only and is not to scale



Well presented, three bedroom/two reception, mid terrace property, situated within Queens Gardens, Glengormley, Newtownabbey.

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

Externally, the property enjoys low maintenance gardens front and rear.

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

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(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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