



## 52 Old Irish Highway, Newtownabbey, BT37 9LQ

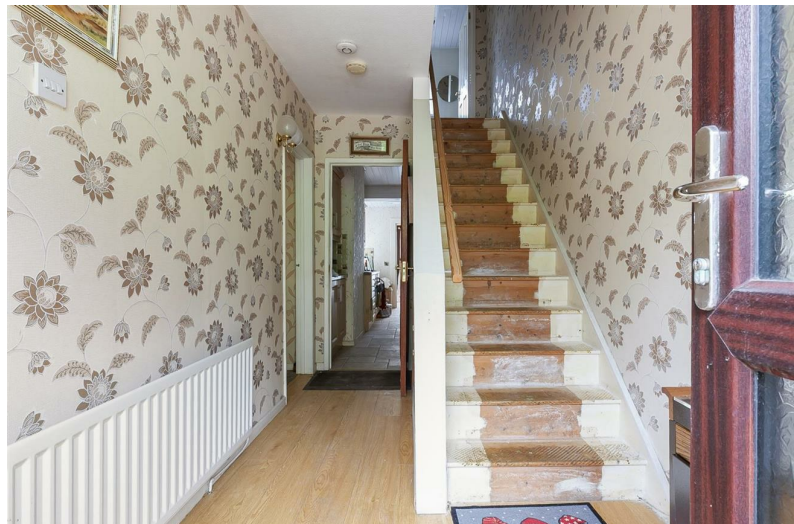
- Extended Mid Terrace Property
- Kitchen
- Furnished Cloakroom
- PVC Double Glazing
- Convenient Location
- Three Bedroom/Two Reception
- Fully Tiled Bathroom
- Oil Heating
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating D



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## 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 14'7" x 11'3"

Stone clad, focal point fireplace with tiled hearth. Glass panelled doors leading to:

#### DINING ROOM 12'1" x 9'10"

#### KITCHEN 17'10" x 7'3" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Glass panelled door leading to:



## REAR PORCH

Tiled floor. PVC double glazed door leading to rear garden.

## FURNISHED CLOAKROOM

With two piece suite, comprising wash hand basin and WC.

## FIRST FLOOR

### LANDING

Exposed tongue and groove timber flooring. Access to roof space.

### BEDROOM 1 13'10" x 12'4" (wps)

Wall to wall fitted wardrobes in mirrored sliding doors. Wood laminate floor covering.

### BEDROOM 2 12'5" x 10'9" (wps)

Fully tiled shower enclosure. Fitted wardrobes and storage units. Wood laminate floor covering. Access to hot press.

### BEDROOM 3 10'5" x 9'8" (wps)

Fitted wardrobes in mirrored panelled sliding doors. Access to separate shelved store. Wood laminate floor covering.

## FULLY TILED BATHROOM

Contemporary, white three piece suite comprising tile encase bath, vanity unit and WC. Chrome towel radiator.

## EXTERNAL

Low maintenance front garden finished in decorative stone.

Low maintenance, fully enclosed, paved rear garden.

Outside store with oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

External lighting.

## 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.



**Extended, three bedroom/two reception, mid terrace property, situated on Old Irish Highway, Rathcoole, Newtownabbey.**

**The property comprises entrance hall, lounge, dining room, kitchen, rear hall, furnished cloakroom, three bedrooms, and fully tiled bathroom.**

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

**Other attributes include oil heating and PVC double glazing.**


**The property is in need of modernising, as generously reflected within marketing figure.**

**Ideal first time buy or buy to let alike.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>57</b>	<b>73</b>
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

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