



84 Queens Avenue, Newtownabbey, BT36 5HX

- Extended, End Terrace Property
- Lounge; Dining Room
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen; Utility Room
- Oil Heating
- Gardens Front, Side and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with PVC double glazed side screens. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 12'5" x 12'2"

Wood laminate floor covering. Open arch leading to:

DINING ROOM 13'1" x 9'6" (wps)

Wood laminate floor covering.. PVC double glazed French doors leading to rear garden.

KITCHEN 12'1" x 7'8"

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 gas hob with extractor hood over. Integrated oven, fridge and dishwasher. Splashback tiling to walls. Tiled floor.



UTILITY ROOM 9'6" x 5'2" plus recess

Range of fitted high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Space for fridge freezer. Tiled floor. PVC double glazed door leading to back garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'4" x 9'6"

Half panelling to walls. Wood laminate floor covering.

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

Built in wardrobe. Access to shelved hot press.

BEDROOM 3 9'3" x 9'1" (wps)

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Chrome towel radiator.

EXTERNAL

Low maintenance, paved front garden with hedge.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

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, extended, three bedroom, end terrace property, situated within the Queens Park area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, open arch to dining room, kitchen, utility room, three bedrooms, and bathroom, with white, three piece suite.

Externally, the property enjoys low maintenance front garden, and rear garden finished in lawn and paved patio area.

Other attributes include oil 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 | 58 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

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