



45 Glenville Road, Newtownabbey, BT37 0TA

- Mid Terrace Property
- Lounge
- Bathroom
- Gas Heating; Double Glazing
- Yards and Garden Area To Rear
- Two Bedrooms
- Kitchen
- Floored Roof Space
- Private Driveway
- Convenient Location

Offers Over £69,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door. Stairwell to first floor.
Glass panelled door leading to:

LOUNGE 12'11" x 12'11" (wps)

Open fire in tiled fireplace with contrasting tiled hearth. Wood laminate floor covering. Glass panelled door leading to:

KITCHEN 10'3" x 9'1"

Range of fitted high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point. Plumbed and space for washing machine. Gas fired central heating boiler. Part tiling to walls.



REAR HALL

Access to under stairs store. Hardwood glass panelled door leading to rear yard and garden.

FIRST FLOOR

LANDING

Fixed stairwell leading to roof space.

BEDROOM 1 15'7" x 9'6" (wps)

BEDROOM 2 12'4" x 7'5"

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splashback panelling above bath.

FLOORED ROOFSPACE 15'7" x 8'8" (wps)

Power, light, radiator, Velux window, and access to under eaves storage.

EXTERNAL

Private driveway finished in brick pavior.

Fully enclosed rear yard finished in concrete.

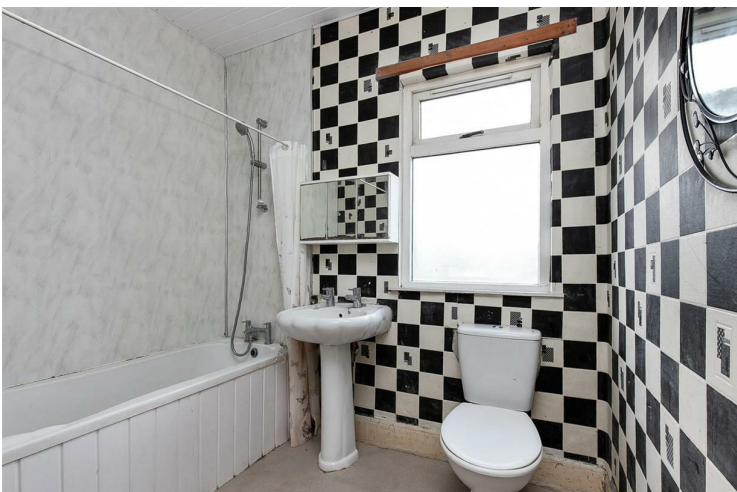
Garden store and outside WC.

Access to second enclosed rear yard area.

Access to rear garden.

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.





Two bedroom, mid terrace property, with floored roof space and private driveway, conveniently situated on Glenville Road, Newtownabbey.

The property comprises entrance hall, lounge, kitchen, rear hall, two bedrooms, bathroom, and floored roof space.

Externally, the property enjoys private driveway, two enclosed yards, and garden to rear.

Other attributes include gas heating and double glazing.

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

Ideal first time buy, renovation project, or 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		79
(55-68) D		
(39-54) E	53	
(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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