



5 Elderburn, Newtownabbey, BT36 5NF

- Mid Terrace
- Lounge; Separate Dining Room
- Bathroom With Three Piece Suite
- Private Driveway Area
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing (bar rear porch)
- Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £99,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens.
Tiled floor.

LOUNGE 15'11" x 10'9"

Picture window to front elevation.

DINING ROOM 12'6" x 8'4"

Tiled floor. Stairwell to first floor. Access to rear hall. Open through to:

KITCHEN 9'7" x 9'1"

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven. Splash back tiling to walls. Tiled floor.



REAR HALL

Tiled floor. Access to under stairs store. PVC double glazed door leading to:

REAR PORCH

Tiled floor. Hardwood double glazed windows. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to twin stores. Access to roof space with gas fired central heating boiler.

BEDROOM 1 13'11" x 9'4"

Built in double wardrobe.

BEDROOM 2 12'2" x 9'4"

Built in double wardrobe.

BEDROOM 3 10'10" x 6'5"

BATHROOM

White three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled shower over bath. Fully panelled walls. Tiled floor.

EXTERNAL

Front garden finished in lawn and paving.

PVC soffits, fascia and rainwater goods.

Double gates to rear, leading to private driveway area finished in tarmac.

Patio area finished in artificial grass.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, three bedroom / two reception, mid terrace property with private driveway area and gardens front and rear, located within the popular middle Mossley area of Newtownabbey, conveniently situated within walking distance of shops/amenities of Carnmoney village.

The property comprises entrance hall, lounge, separate dining room open through to modern fitted kitchen, rear hall, rear porch, three well proportioned bedrooms, and bathroom with white three piece suite.

Externally, the property enjoys double gates to rear, leading to private driveway area finished in tarmac, front garden finished in lawn and paving, patio area finished in artificial grass.


Other attributes include gas fired central heating and PVC double glazing (bar rear porch).

Ideal first time buy / buy to let investment.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(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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