



110 Queens Avenue, Newtownabbey, BT36 5HX

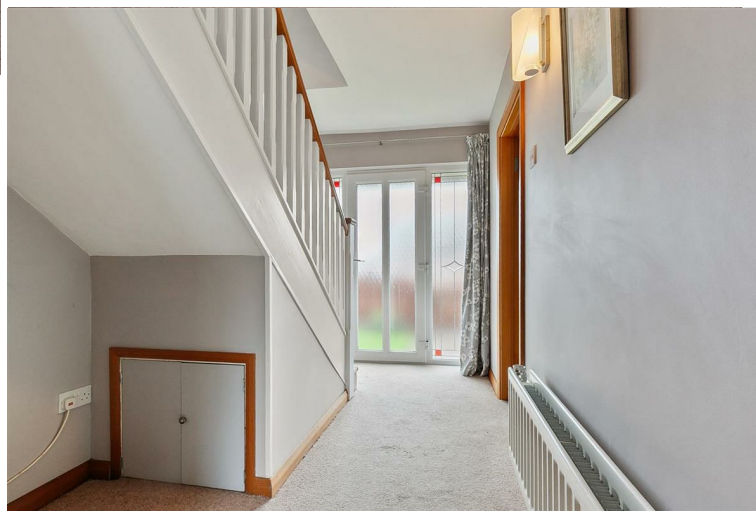
- Immaculately Presented Semi D
- Lounge; Open Fire
- Utility Hall
- Oil Heating; PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Shower Room
- Gardens Front, Side and Rear
- Ideal First Time Buy / Buy To Let

Offers Over **£159,950**

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Stairwell to first floor. Access to cloakroom.

LOUNGE 16'4" x 11'0" (wps)

Open fire with slate tiled hearth.

KITCHEN WITH INFORMAL DINING AREA

16'4" x 9'10" plus recess

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 'Neff' gas hob with matching extractor hood over and matching under oven. Space for fridge freezer. Integrated dishwasher. Splashback tiling to walls. Tiled floor.



UTILITY HALL 6'6" x 5'11"

Plumbed for automatic washing machine. Tiled floor. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 13'8" x 8'6"

Built in wardrobe.

BEDROOM 2 13'8" x 10'2" (wps)

Elevated rural view.

BEDROOM 3 11'4" x 9'2" plus recess

Elevated rural view. Built in wardrobe.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising fully panelled shower enclosure, floating vanity unit and WC. Electric shower. Fully panelled walls.

EXTERNAL

Front and side gardens finished mainly in lawn.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden finished in paving. decorative stone, concrete and range of plants, trees and shrubbery.

Outside tap.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

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.





Immaculately presented, three bedroom, semi detached home, conveniently situated within the Queens Park area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, utility hall, three well-proportioned bedrooms, and deluxe shower room, with contemporary, white, three piece suite.

Externally, the property enjoys garden areas to front, side and rear.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest recommended.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 71 |
| (55-68) D | | | |
| (39-54) E | | 47 | |
| (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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