



**60 Rathmore Drive
Rathcoole, Newtownabbey, BT37 9BW**

**Offers Over
£119,950**

We are delighted to offer for sale this attractive semi detached villa which is located on the Main Rathmore Drive within the every popular Rathcoole Housing estates where demand for homes is high and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: entrance hall with wood laminate flooring, lounge with sliding doors to rear, dining room with feature fireplace, a separate walnut effect fitted kitchen, rear hall and downstairs shower room with heated toilet.

Upstairs there are three bedrooms and a bathroom with white suite.

Other benefits include PVC double glazing and oil heating.

Outside there is a pebbled garden to front and a enclosed garden to rear with brick paved patio.

Early viewing recommended !!

60 Rathmore Drive

Rathcoole, Newtownabbey, BT37 9BW



- Semi Detached
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Shower room & Bathroom
- PVC Double Glazing
- Oil Heating
- Enclosed Garden To Rear

ACCOMMODATION COMPRISES;

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, under stairs storage, radiator.

LOUNGE

14'0" x 12'0" (4.27m" x 3.66m")
Feature fireplace with matching inset and hearth, radiator, pvc double glazed sliding patio doors to rear, double doors to:

DINING ROOM

14'5" x 10'4" (4.39m" x 3.15m")
Feature fireplace with cast iron inset, granite hearth and carved wood surround, radiator.

KITCHEN

10'5" x 10'4" at widest (3.18m" x 3.15m" at widest)
Modern range of high and low level units. formica worktops, basin 1/2 stainless steel sink unit, built in stainless steel under oven, ceramic hob, stainless steel extractor fan, plumbed for washing machine, fridge / freezer space, fully tiled walls, tiled floor, radiator

REAR HALL

Access to garden

SHOWER ROOM

Modern white suite comprising fully tiled shower area with thermostatic shower, heated self cleaning low flush wc, vanity unit, fully tiled walls, tiled floor

FIRST FLOOR

LANDING

Access to roofspace, hotpress

BEDROOM 1

14'1" x 8'9" (4.29m" x 2.67m")
Range of built in wardrobes and cupboards, built in storage, radiator

BEDROOM 2

10'5" x 8'5" (3.18m" x 2.57m")
Radiator

BEDROOM 3

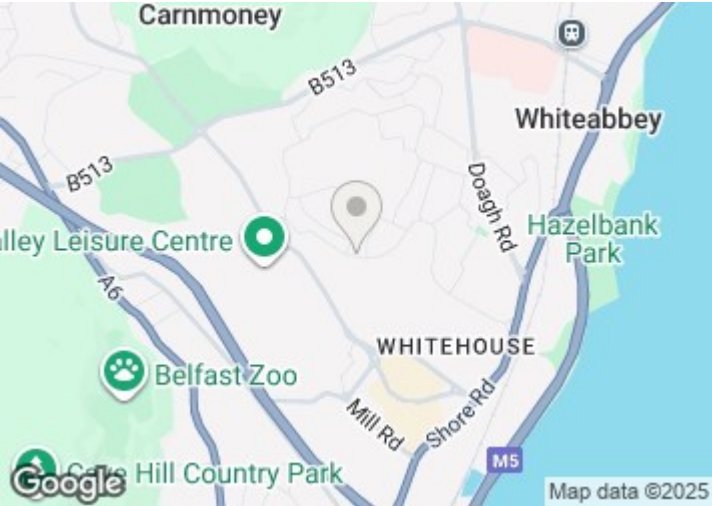
10'5" x 9'8" at widest (3.18m" x 2.95m" at widest)
Radiator

BATHROOM

White suite comprising panelled bath, shower attachment, vanity unit, low flush wc, raidator

OUTSIDE

Fully enclosed garden to rear with brick paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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