



ULSTER PROPERTY SALES

UPS

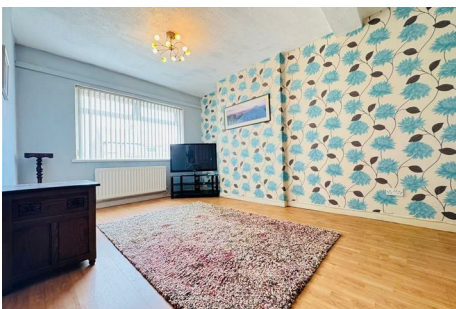
GLENGORMLEY BRANCH

303 Antrim Road, Glengormley,
Newtownabbey, County Antrim, BT36

028 9083 3295

glengormley@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



13 DERRYMORE AVENUE

Glengormley
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Modern Shower Room
- Pvc Double Glazing / Gas
- Detached Garage
- Cul De Sac Position

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

Offers Over £159,950

13 Derrymore Avenue

Glengormley, Newtownabbey, BT36 7AA



ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

15'4 x 10'7 (4.67m x 3.23m)

Wood laminate flooring, radiator.

KITCHEN / DINER

16'9 x 8'11 (5.11m x 2.72m)

Range of high and low level fitted units with formica worktops. Basin and a half stainless steel sink unit, built in stainless steel under oven, ceramic hob and stainless steel

extractor fan. Integrated fridge, freezer and dishwasher, plumbed for washing machine, partly tiled walls, tiled floor, radiator, pvc double glazed sliding patio doors to rear.

FIRST FLOOR

LANDING

Access to partly floored roofspace.

BEDROOM 1

11'8 x 10'0 (3.56m x 3.05m)

Semi solid oak flooring, radiator, built in cupboard.

BEDROOM 2

13'2 x 10'8 (4.01m x 3.25m)

Built in mirrored sliding robes, radiator.

BEDROOM 3

8'11 x 7'11 (2.72m x 2.41m)

Radiator.

SHOWER ROOM

Chrome shower cubicle with Sirius shower, pedestal wash hand basin, low flush W.C. Fully tiled walls, tiled floor, chrome heated towel rail.

OUTSIDE

Brick paved driveway leading to a detached garage with up and over door, light and power.

Pebbled garden to front with shrubs.

Garden to rear in lawn with paved patio area.

Pvc fascia and guttering.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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