



## 23 KINGS ROAD

### Station Road / Doagh Road Newtownabbey

- Mid Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Modern Shower Room
- PVC Double Glazing
- Oil Heating
- Popular Location

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

**Offers Around £114,950**

# 23 Kings Road

Station Road / Doagh Road, Newtownabbey, BT37 0DA



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator, under stairs storage

#### LOUNGE

12'7" x 11'9" at widest (3.84m" x 3.58m" at widest )  
Feature fireplace, radiator

#### DINING ROOM

11'8" x 9'0" (3.56m" x 2.74m")  
Radiator

#### KITCHEN

12'0" x 9'8" (3.66m" x 2.95m")  
Range of high and low level units, formica worktops, basin and a half

sink unit, cooker space, plumbed for

washing machine, tumble dryer space, fridge / freezer space, partly tiled walls, tiled floor, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'9" x 11'0" (3.58m" x 3.35m")  
Built in wardrobe, hotpress, radiator

#### BEDROOM 2

11'9" x 10'10" (3.58m" x 3.30m" )  
Built in wardrobes, radiator

#### BEDROOM 3

9'5" x 8'5" (2.87m" x 2.57m")  
Radiator

**BATHROOM**  
Modern white suite comprising chrome corner shower cubicle, Mira electric shower, vanity unit, low flush wc, fully pvc panelled walls, wood laminate tile effect flooring, chrome heated towel radiator

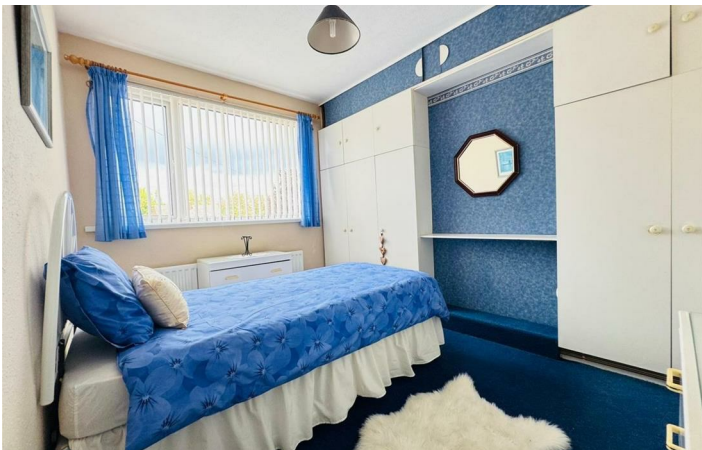
### OUTSIDE

Pebbled garden to front with shrub beds  
Fully enclosed garden to rear in lawn with paved patio area  
Outhouse, oil boiler and oil tank



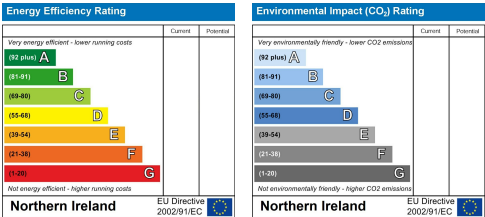
## Directions





Floor Plan

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