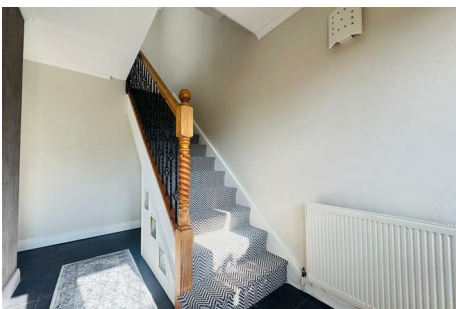




42 QUEENS AVENUE

Glengormley
Newtownabbey BT36

- Mid Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Luxury Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Oil Heating
- Popular Location

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 Around £114,950

42 Queens Avenue

Glengormley, Newtownabbey, BT36 5HU



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

LOUNGE

12'5" x 12'2" at widest (3.78m" x 3.71m" at widest)

Feature fireplace, cast iron inset, radiator, open to dining room

DINING ROOM

10'3" x 9'6" (3.12m" x 2.90m")

Radiator

KITCHEN

9'6" x 8'1" (2.90m" x 2.46m")

Modern newly installed range of

high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, chrome heated towel radiator, pvc double glazed back door

FIRST FLOOR

LANDING

BEDROOM 1

12'3" x 9'6" (3.73m" x 2.90m")

Radiator

BEDROOM 2

12'6" x 10'1" at widest (3.81m" x 3.07m" at widest)

Built in wardrobe, radiator, hotpress

BEDROOM 3

9'3" x 9'2" at widest (2.82m" x 2.79m" at widest)

Built in wardrobe, radiator

BATHROOM

White suite comprising panelled bath, electric shower above, pedestal wash hand basin, low flush wc, fully tiled walls, heated towel radiator

OUTSIDE

Communal parking bay to front

Garden to front in lawn

Garden to rear in lawn with

concrete patio area

Outhouse with oil boiler, oil tank

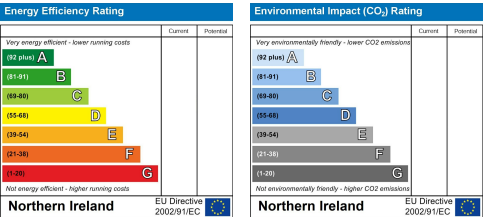


Directions



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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