



5 Forthill Gardens Ballyduff, Newtownabbey, BT36 6QT

**Offers Over
 £109,950**

We are delighted to offer for sale this attractive mid terrace property which is located just off Forthill Drive in the ever popular Ballyduff Estate, Carnmoney and will appeal to the young buyer seeking their first home

Inside the accommodation comprises: entrance hall, lounge with wood laminate flooring, Maple effect fitted kitchen / diner with built in oven & hob, rear hall with access to garden.

Upstairs there are three bedrooms, all with built in storage and a separate bathroom with white suite. Other benefits include PVC double glazing and oil fired heating.

Outside there is a garden to front in lawn with decking area and a fully enclosed garden to rear in lawn.

Early viewing recommended !!

5 Forthill Gardens

Ballyduff, Newtownabbey, BT36 6QT



- Mid Terrace
- Fitted Kitchen / Diner
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Popular Location
- Lounge
- Pvc Double Glazing

ACCOMMODATION COMPRISES;

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator.

LOUNGE

14'3 x 13'9 at widest (4.34m x 4.19m at widest)

Wood laminate flooring, radiator.

KITCHEN / DINER

10'10 x 10'1 (3.30m x 3.07m)

Range of high and low level fitted units with Formica worktops, basin and a half stainless steel sink unit, built in stainless steel oven, ceramic hob, extractor fan, fridge / freezer space, plumbed for washing

machine and dishwasher, partly tiled walls, radiator.

REAR HALL

Pvc double glazed back door.

FIRST FLOOR

LANDING

Access to roofspace.

BEDROOM 1

10'10 x 10'1 (3.30m x 3.07m)

Radiator, built in robe.

BEDROOM 2

12'3 x 10'9 at widest (3.73m x 3.28m at widest)

Wood laminate flooring, hotpress, built in robe, radiator.

BEDROOM 3

8'11 x 8'3 at widest (2.72m x 2.51m at widest)

Wood laminate flooring, radiator, built robe.

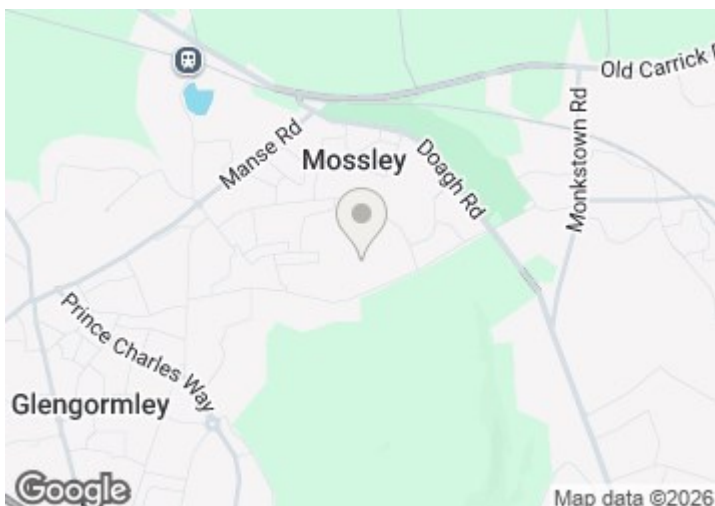
BATHROOM

White suite comprising: panelled bath with electric shower above and screen, pedestal wash hand basin and low flush W.C. Part pvc panelled walls, radiator.

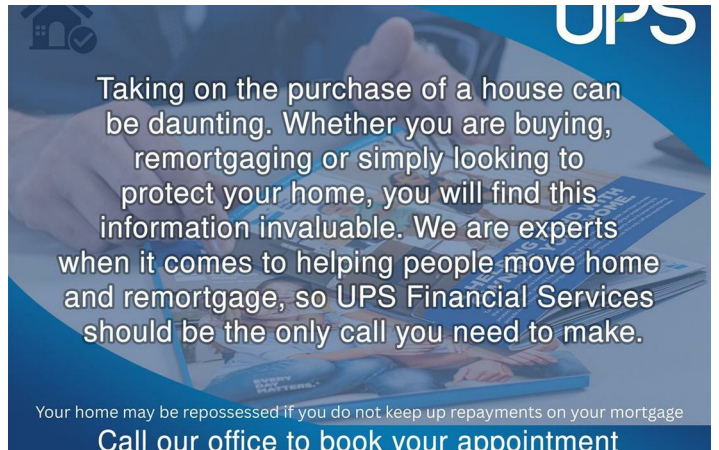
OUTSIDE

Garden to front in lawn with decking area.

Fully enclosed garden to rear in lawn with boiler house and oil tank.



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	54	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Taking on the purchase of a house can be daunting. Whether you are buying, remortgaging or simply looking to protect your home, you will find this information invaluable. We are experts when it comes to helping people move home and remortgage, so UPS Financial Services should be the only call you need to make.

Your home may be repossessed if you do not keep up repayments on your mortgage

Call our office to book your appointment

****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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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