

53 INNIS AVENUE

**Rathcoole
Newtownabbey BT37**

- Extended End Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Extended Fitted 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 £94,950

53 Innis Avenue

Rathcoole, Newtownabbey, BT37 9ET



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator

LOUNGE

14'5" x 12'0" at widest (4.39m" x 3.66m" at widest)

Stone fireplace with tiled hearth, matching tv shelf, radiator, archway to:

DINING ROOM

12'0" x 9'11" (3.66m" x 3.02m")

Radiator

KITCHEN

19'10" x 7'5" at widest (6.05m" x 2.26m" at widest)

Range of high and low level units, tiled work surfaces, stainless steel sink unit, cooker space, fridge / freezer space,

plumbed for washing machine, tiled walls, tiled floor, radiator, pvc double glazed back door.

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

12'5" x 10'9" at widest (3.78m" x 3.28m" at widest)

Hotpress. built in cupboard, radiator

BEDROOM 2

13'8" x 12'4" at widest (4.17m" x 3.76m" at widest)

Polished floorboards, radiator

BEDROOM 3

10'4" x 9'8" at widest (3.15m" x 2.95m" at widest)

Painted floorboards, built in cupboard, radiator

BATHROOM

White suite comprising bath, electric shower, wash hand basin, wc, fully tiled walls, radiator

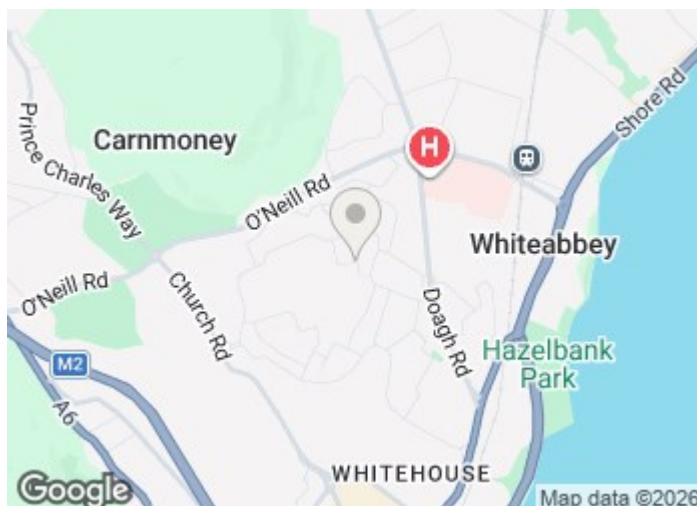
OUTSIDE

Pebbled garden to front with shrub beds

Fully enclosed concrete garden to rear

Boiler house

Oil tank

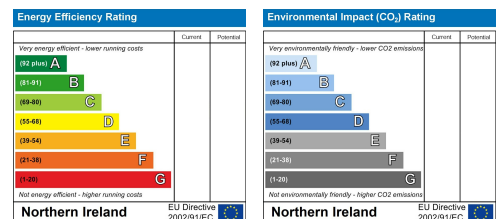


Directions



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark