

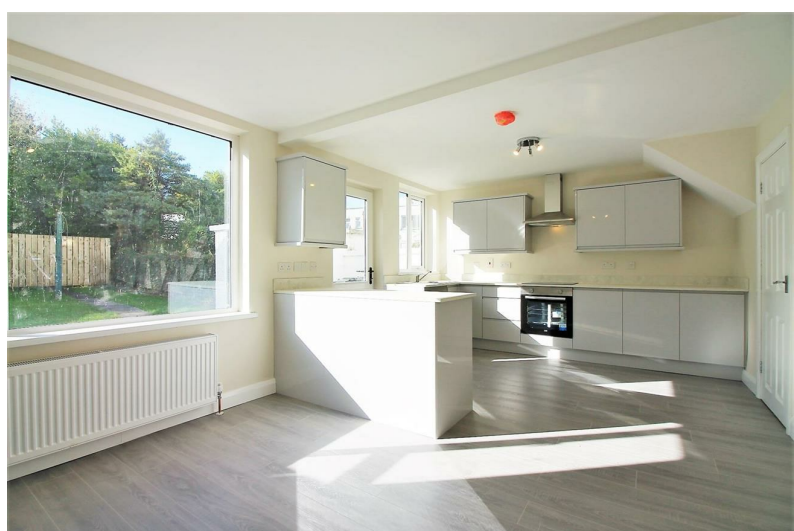


56 Kings Drive, Newtownabbey, County Antrim, BT37 0DG

- Mid Town House
- Lounge; Focal Point Electric Fire
- Bathroom With Three Piece Suite
- Private Driveway
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £124,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Under stairs storage.

LOUNGE 12'8" x 11'9"

Contemporary, focal point electric fire.



KITCHEN THROUGH DINING ROOM 19'1" x 11'8"

Modern fitted high gloss kitchen with range of high and low level storage units and contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for under counter appliances. Plumbed for automatic washing machine. Upstands to walls to match work surface. Wood laminate floor covering. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 11'10" x 11'0" (wps)

Access to store with gas fired central heating boiler.

BEDROOM 2 11'8" x 9'5"

BEDROOM 3 9'5" x 8'9" (wps)

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Private double driveway finished in tarmac.
Entrance canopy.
Fully enclosed rear garden finished in lawn.
Outside store.
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, recently renovated, three bedroom, mid town house property with private driveway and fully enclosed rear garden, located within the popular and conveniently positioned Fernagh area of Newtownabbey. The property comprises entrance hall, lounge with contemporary focal point electric fire, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys private double driveway finished in tarmac and fully enclosed rear garden finished in lawn. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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