



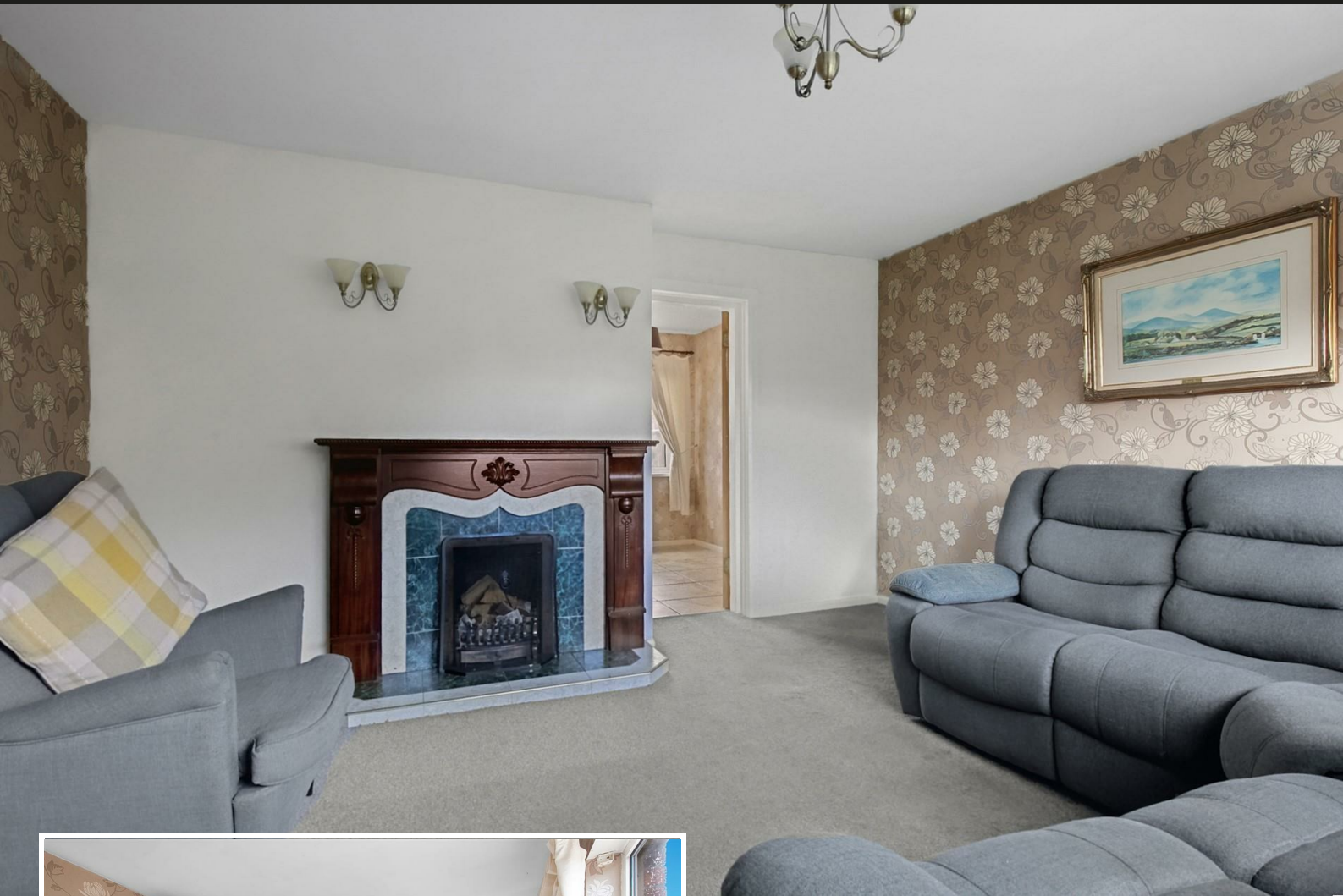
10 Ferndale Gardens, Newtownabbey, BT36 5AW

- Semi Detached Home
- Lounge; Open Fire
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Large, Matching Detached Garage
- Three Bedrooms
- Kitchen Through Dining Room
- Fully Tiled Shower Room
- Private Driveway
- Low Maintenance Garden

Offers Over £179,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Glass panelled French doors leading to:

LOUNGE 13'11" x 13'7" (wps)

Picture window to front elevation. Open fire in tiled fireplace with matching hearth and mahogany surround. Glass panelled door leading to:

KITCHEN THROUGH DINING ROOM 16'11" x 9'4"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double ovens. Integrated dishwasher and washing machine. Space for fridge freezer. Splashback tiling to walls. Access to built in store. Tiled floor. PVC double glazed door leading to rear garden.



FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 12'4" x 9'4"

Fitted wardrobes. Exposed tongue and groove timber flooring.

BEDROOM 2 11'0" x 9'4" (wps)

Recessed for wardrobes.

BEDROOM 3 9'2" x 7'4" (wps)

Built in wardrobe/store.

FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

EXTERNAL

Private driveway finished in tarmac.

Front garden finished in lawn.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance, paved rear garden.

Outside tap.

PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 20'4" x 13'4"

Up and over door. Separate service door to rear garden. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider





(Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

Well presented, three bedroom, semi detached home with large, matching detached garage, situated within the conveniently positioned and popular Ferndale area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge with open fire, kitchen through dining room with modern fitted kitchen, three bedrooms, and fully tiled shower room.

Externally, the property enjoys private driveway area, large matching detached garage, and low maintenance garden.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

Northern Ireland Children's Hospice

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019
Finalist

TheNegotiator Awards 2019
REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND
GOLD

WE ARE MACMILLAN.
CANCER SUPPORT