

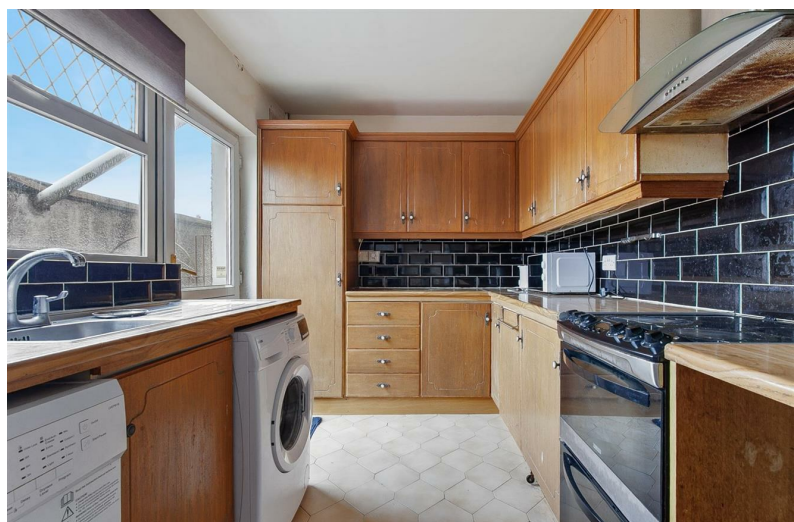


12 Bracken Way, Newtownabbey, BT37 9PT

- Mid Terrace Property
- Kitchen
- Oil Heating
- Low Maintenance Gardens
- Ideal First Time Buy
- Three Bedroom; Two Reception
- Fully Tiled Bathroom
- PVC Double Glazing
- Convenient Location
- Ideal Buy To Let

Offers Over **£117,950**

EPC Rating D



12 Bracken Way, Newtownabbey, BT37 9PT



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

LOUNGE 14'3" x 12'0"

Stone clad focal point fireplace with tiled hearth. Wood laminate floor covering.

FAMILY ROOM 12'9" x 10'6" (wps)

Wood laminate floor covering.



KITCHEN 10'5" x 7'5"

Fitted kitchen with range of high and low level storage units contrasting wood grain effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for under counter fridge. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to:

FIRST FLOOR

LANDING

Access to shelved store and roof space.

BEDROOM 1 14'3" x 8'10"

Access to hot press.

BEDROOM 2 10'9" x 10'8" (wps)

BEDROOM 3 10'8" x 9'8"

FULLY TILED BATHROOM

Four piece suite comprising tile encase bath, separate panelled shower enclosure, vanity unit and WC. Thermostat controlled main shower with drench shower head. Chrome towel radiator.

EXTERNAL

Front garden finished in lawn and range of plants, trees and shrubbery.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance paved rear garden.

Outside tap.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

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.





Three bedroom/two reception, mid terrace property, situated within the conveniently positioned and popular Rush Park area of Newtownabbey.

The property comprises entrance hall, lounge, family room, kitchen, three well-proportioned bedrooms, and fully tiled bathroom, with white four piece suite.

Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include oil heating and PVC double glazing.

The property is in need of refurbishment, as generously reflected within marketing figure.

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		78
(55-68) D	55	
(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 and 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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