



31 Downpatrick Green, Newtownabbey, BT37 0JG

- Mid Terrace Property
- Lounge; Focal Point Fireplace
- Bathroom With Three Piece Suite
- Low Maintenance Gardens
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Aspect Overlooking Communal Green
- Ideal First Time Buy / Buy To Let Investment

Offers Over £104,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front entrance door. Wood laminate floor covering. Stairwell leading to first floor.

#### LOUNGE 14'4" x 12'4" (wps)

Focal point, decorative fireplace. Wood laminate floor covering. Picture window to front elevation.



## **KITCHEN WITH INFORMAL DINING AREA 17'3" x 10'1"**

Modern fitted kitchen with range of high and low level storage units with complementary, marble effect, melamine work surface. Stainless steel 1.25 bowl sink unit with draining bay and swan neck mixer tap over. Integrated, four ring hob with stainless steel pyramid style extractor canopy over. Integrated, under counter electric oven. Space for fridge freezer. Plumbed for automatic washing machine. Splashback tiling to work surface. Dual aspect windows. Wood laminate floor covering. Access to under stairs store. PVC double glazed rear door.

## **FIRST FLOOR**

### **LANDING**

Access to roof space. Built in shelved hot press.

### **BEDROOM 1 11'8" x 8'9"**

Picture window to front elevation. Built in wardrobe/store.

### **BEDROOM 2 10'9" x 10'5"**

Picture window to side elevation. Built in wardrobe/store.

### **BEDROOM 3 8'9" x 8'3" (wps)**

Built in store with hanging rail.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower unit and glass shower screen over bath. Fully tiled walls. Wood laminate floor covering.

### **EXTERNAL**

Low maintenance front garden finished in decorative stone and tree bark.

Aspects overlooking communal green.

Entrance canopy.

Fully enclosed, low maintenance, paved rear garden.

Brick built external store.

PVC oil storage tank.

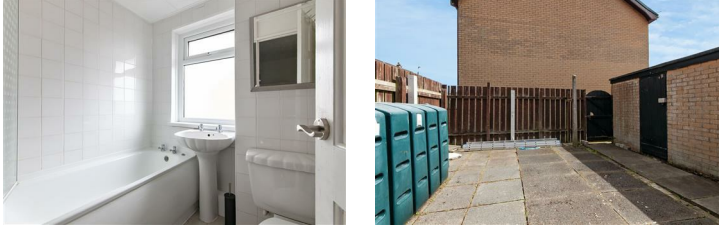
Oil fired central heating boiler (housed).

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.





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*Immaculately presented, three bedroom, end terrace property with low maintenance gardens front and rear, conveniently located within the Monkstown area of Newtownabbey.*

*The property comprises entrance hall, lounge, modern fitted kitchen with informal dining area, three well proportioned first floor bedrooms, all with built in storage, and bathroom with white three piece suite.*

*Externally, the property enjoys low maintenance front garden finished in decorative stone and tree bark, and fully enclosed, low maintenance, paved rear garden.*

*Other attributes include oil fired central heating, PVC double glazing and aspects overlooking communal green.*

*Ideal first time buy / buy to let investment alike.*

*Early viewing highly recommended.*



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		55	69
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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