

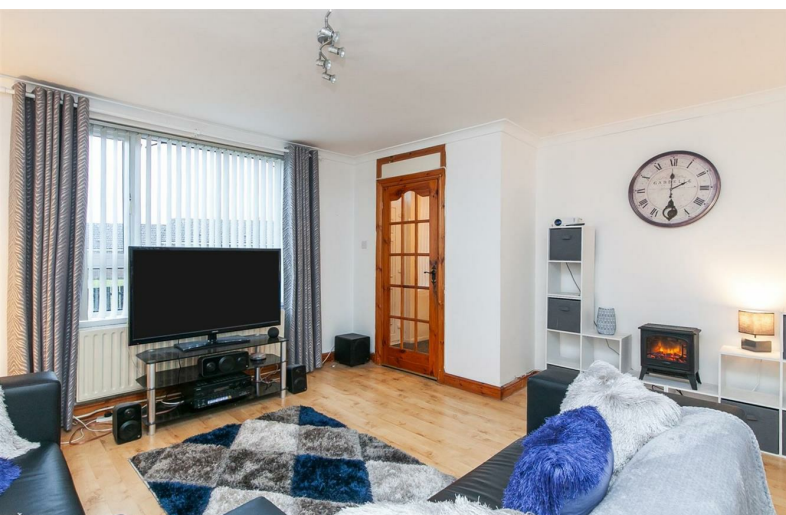


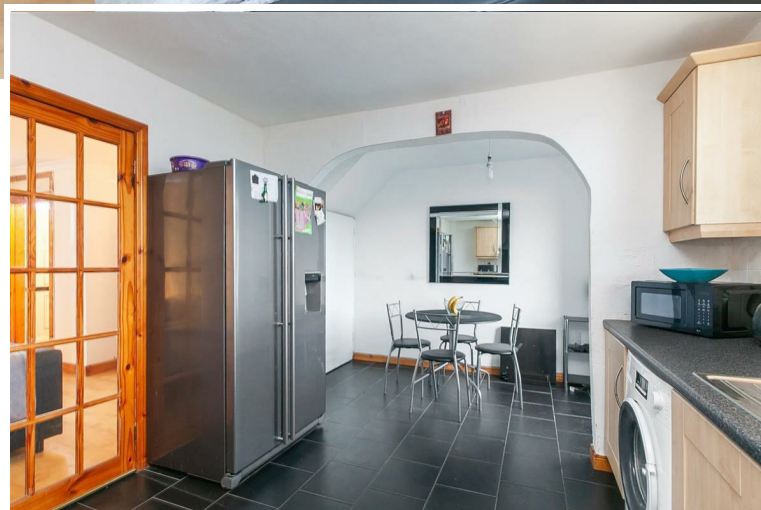
39 Forthill Grove, Newtownabbey, BT36 6QW

- Mid Terrace Property
- Lounge
- Bathroom With Three Piece Suite
- PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen; Open Arch To Dining Hall
- Oil Fired Central Heating
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC front door with matching double glazed fanlight over. Stairwell leading to first floor.

#### LOUNGE 14'4" x 13'10"

Wood laminate floor covering. PVC double glazed picture window to front elevation. Glazed double doors leading into:

#### KITCHEN 11'10" x 10'2"

Modern fitted kitchen with range of high and low level storage units and contrasting, melamine work surface. Stainless steel sink unit with draining bay. Integrated oven with stainless steel pyramid style extractor canopy over. Integrated under counter electric oven. Space for fridge freezer and plumbed for automatic washing machine. Part tiled walls. Tiled floor. PVC double glazed picture window to rear elevation. Open arch to:



### **DINING HALL 10'9" x 5'4" (wps)**

Tiled floor. Access to under stairs store. PVC double glazed rear door.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 12'1" x 9'1"**

Built in wardrobe/store and hot press. PVC double glazed picture window to front elevation.

#### **BEDROOM 2 10'10" x 10'3"**

PVC double glazed picture window to rear elevation. Built in wardrobe/store.

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

Built in store.

#### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower unit and glass shower screen over bath. Part tiled walls around sink and bath. Tile effect laminate floor covering.

#### **EXTERNAL**

Low maintenance front garden, finished in decorative stone. Fully enclosed, low maintenance rear garden finished in paving.

Timber pedestrian gate leading to communal parking area to rear.

Screened bin storage area.

PVC oil storage tank.

Oil fired central heating boiler (housed).

### **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.



**Well presented, three bedroom, mid terrace property with low maintenance gardens front and rear, conveniently located within the Ballyduff area of Newtownabbey.**


**The property comprises entrance hall, lounge, modern fitted kitchen with open arch to dining hall, three well proportioned first floor bedrooms, and bathroom with white three piece suite.**

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

**Other attributes include oil fired central heating and PVC double glazing.**

**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		53	67
(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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