



57 Mill Road, Newtownabbey, BT36 7BA

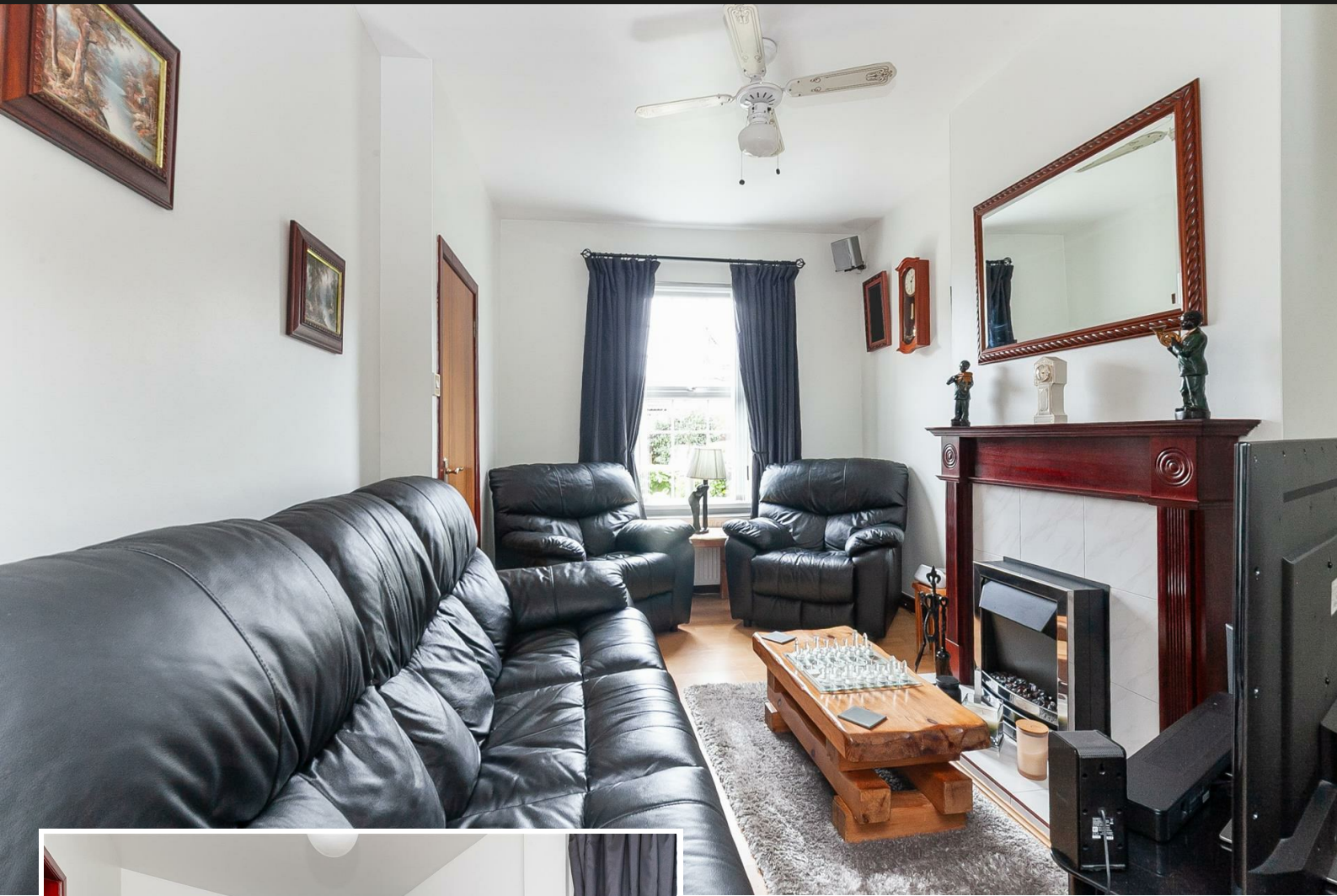
- Mid Terrace Property
- Two Double Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Convenient Location
- Double Extension To Rear
- Lounge; Separate Dining Room
- Bathroom; White Suite
- Gardens Front and Rear
- Ideal First Time Buy/Buy To Let

Offers Over £134,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Feature height ceiling continuing throughout ground floor.

LOUNGE 13'5" x 9'1" (wps)

Tiled focal point fireplace with matching hearth and timber surround. Wood laminate floor covering. Open arch leading to:

DINING ROOM 12'7" x 7'7"

Wood laminate floor covering.



KITCHEN 11'7" x 6'6"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for under counter fridge and freezer. Plumbed and space for washing machine. Glass fronted display cabinets, Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'5" x 10'6" (wps)

BEDROOM 2 9'7" x 7'8"

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splashback tiling to walls. Access to shelved hot press.

EXTERNAL

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

External lighting.

PVC fascia.

Fully enclosed rear garden finished in decorative stone, paving, timber decking and range of shrubs.

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.





Immaculately presented, two bedroom mid terrace property with double extension to rear, conveniently situated on Mill Road, Newtownabbey.

The property comprises entrance hall, lounge, dining room, kitchen, two double bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys front garden, rear yard, and fully enclosed, private rear garden.

Other attributes include oil 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 | | 80 |
| (55-68) D | | |
| (39-54) E | 49 | |
| (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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