



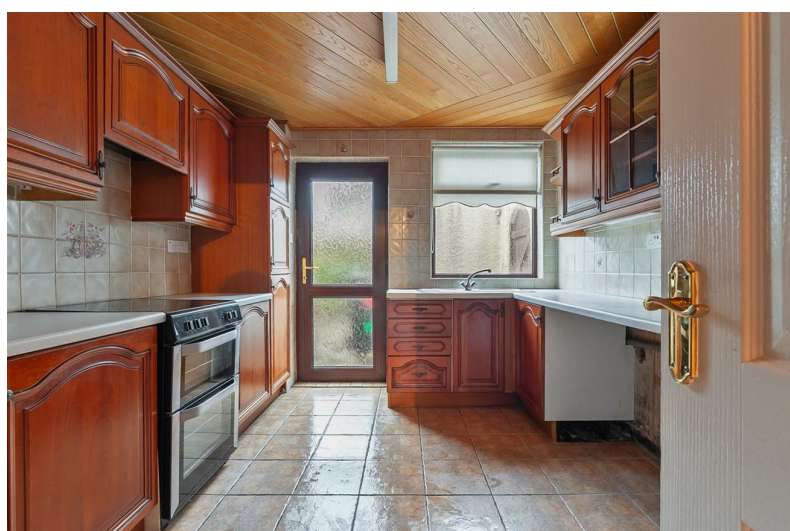
28 Kings Crescent, Newtownabbey, BT37 0DJ

- End Terrace Property
- Separate Kitchen
- Study
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

- Three Bedroom; Two Reception
- Three Well-Proportioned Bedrooms
- Bathroom; Three Piece Suite
- Convenient Location

Offers Over £124,950

EPC Rating E



28 Kings Crescent, Newtownabbey, BT37 0DJ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

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

#### LOUNGE 12'7" x 11'8"

Focal point fire place. Wood laminate floor covering. Picture window to front elevation. Open arch leading to:

#### DINING ROOM 12'2" x 8'10"

Wood laminate floor covering.



### **KITCHEN 11'5" x 9'10"**

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Glass fronted display cabinet. Fully tiled walls. Tiled floor. PVC double glazed door leading to rear garden.

### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1 11'8" x 9'6" (plus recess)**

#### **BEDROOM 2 11'9" x 11'1" (wps)**

Built in wardrobe. Access to hot press.

#### **STUDY 9'6" x 8'7" (wps)**

Stairwell to bedroom 3. Fitted storage unit.

#### **BATHROOM**

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat control shower and glass shower screen over bath. Fully tiled bath.

### **SECOND FLOOR**

#### **BEDROOM 3 14'6" x 10'4"**

Access to under eaves storage.

#### **EXTERNAL**

Low maintenance front garden finished in decorative stone, paving and range of plants, trees and shrubbery.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in paved patio area and range of plants, trees and shrubbery.

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.

**Spacious, three bedroom, end terrace property, conveniently situated within the Kings/Fernagh area of Whiteabbey, Newtownabbey.**

**The property comprises entrance hall, lounge, dining room, separate kitchen, three bedrooms, study, and bathroom, with three piece suite.**

**Externally, the property enjoys gardens front and rear, boiler house and garden store.**

**Other attributes include oil heating and 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			78
(55-68) D			
(39-54) E		43	
(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 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

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