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10 Clare Gardens, Newtownabbey, BT37 9BX

- Mid Terrace Property
- Lounge; Separate Family / Dining Room
- Shower Room With Three Piece Suite
- Gardens Front And Rear
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Views Towards Cave Hill
- Ideal First Time Buy / Buy To Let Investment

Offers Over £119,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 14'2" x 12'0"

Brick, focal point fireplace with tiled hearth. Wood laminate floor covering.

FAMILY / DINING ROOM 12'8" x 10'5"

Wood laminate floor covering. Open arch leading to:







KITCHEN 10'5" x 7'6"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel splashback and extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Upstands to walls to match worktop. Tiled floor. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to store, hot press and partially floored roof space (via slingsby style ladder).

BEDROOM 1 8'9" x 4'5" (wps)

Built in wardrobe. Separate fitted wardrobe with sliding doors.

BEDROOM 2 12'11" x 9'10" (wps)

View towards Cave Hill.

BEDROOM 3 10'9" x 10'8"

Fitted wardrobes with mirror panelled sliding doors. Separate built in wardrobe.

SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower unit. Chrome towel radiator. Fully tiled walls.

EXTERNAL

Front garden finished mainly in lawn.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed, low maintenance rear garden finished in paved patio areas, decorative stone and concrete.
Boiler house with oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

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.



Well presented, three bedroom, two reception mid terrace property with gardens front and rear, conveniently situated within the Rathcoole area of Newtownabbey, in close proximity to local amenities, public transport routes, and main commuter networks.

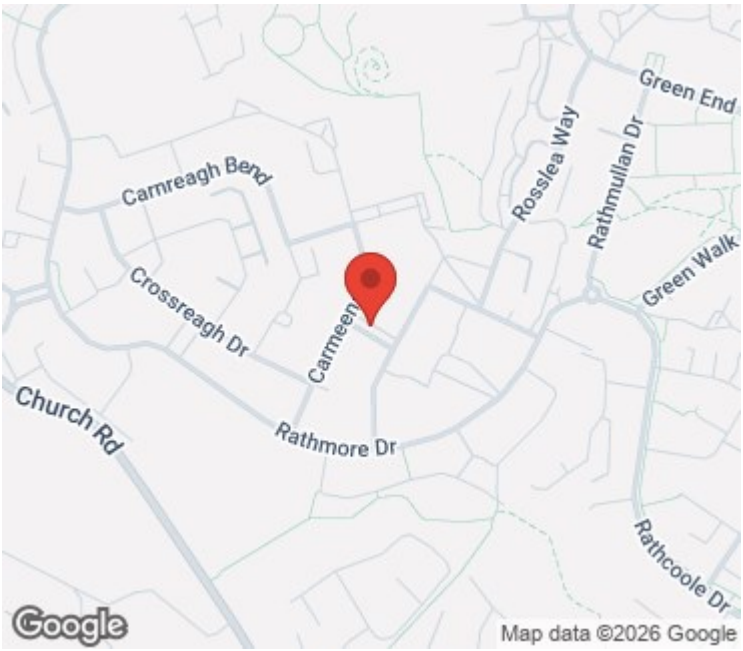
The property comprises entrance hall, lounge with focal point fireplace, separate family/dining room with open arch into modern fitted kitchen, three well proportioned first floor bedrooms, and shower room with contemporary three piece suite.

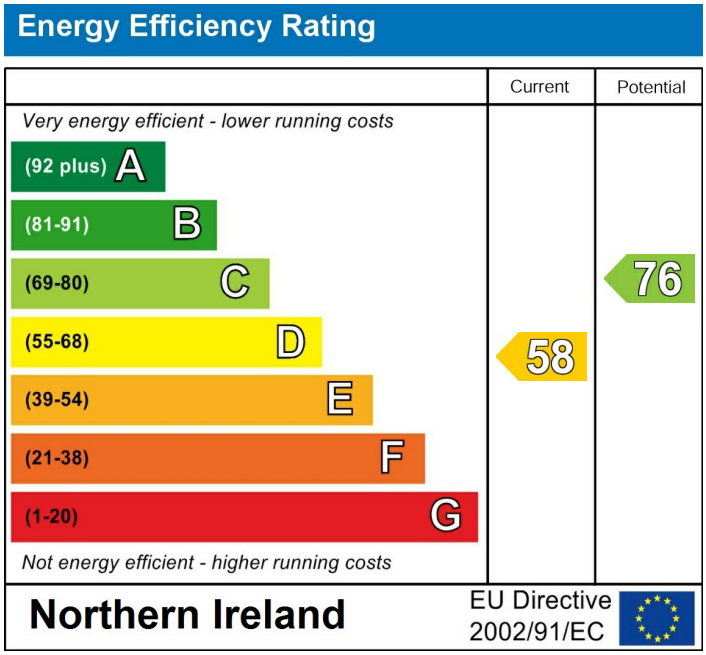
Externally, the property enjoys front garden finished mainly in lawn, and fully enclosed, low maintenance rear garden finished in paved patio areas, decorative stone and concrete.

Other attributes include oil fired central heating, PVC double glazing, and views towards Cave Hill.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.





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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