COLIN GRAHAM RESIDENTIAL

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7A Abbots Cross, Newtownabbey, BT37 9QT

- First Floor Apartment
- Separate Kitchen
- Fully Tiled Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Lounge
- Two Well-Proportioned Bedrooms
- Gas Heating
- Large Private Balcony Area
- Ideal First Time Buy / Buy To Let

Offers Over £89,950

EPC Rating D





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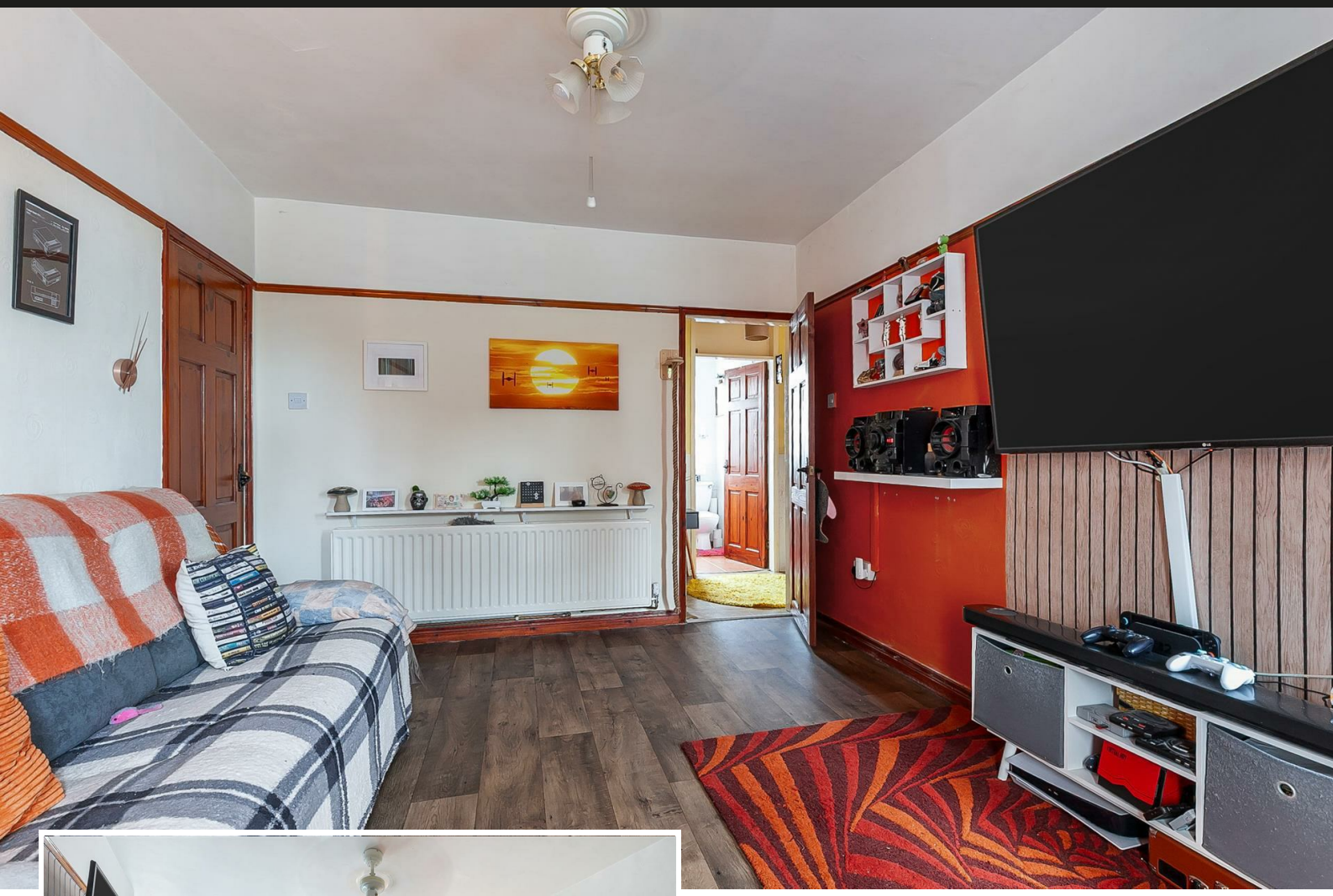



PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

PRIVATE ENTRANCE HALL

Access to cloakroom. Intercom entry handset. Glass panelled door leading to kitchen.

LOUNGE 15'5" x 10'5" (plus recess)

PVC double glazed French door leading to large, private balcony area.







KITCHEN 10'4" x 9'4" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. View towards Carnmoney Hill. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor.

REAR HALL

BEDROOM 1 15'3" x 11'5" (wps)

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering. Dual aspect windows.

BEDROOM 2 10'4" x 7'10"

Built in wardrobes.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath.

EXTERNAL

Large, private balcony area.
Communal parking area.

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.



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Well presented, two bedroom, first floor apartment, situated within the conveniently positioned Abbots Cross, Doagh Road, Newtownabbey.

The property comprises communal entrance hall, private entrance hall, lounge, separate kitchen, two well-proportioned bedrooms, and fully tiled bathroom, with white three piece suite.

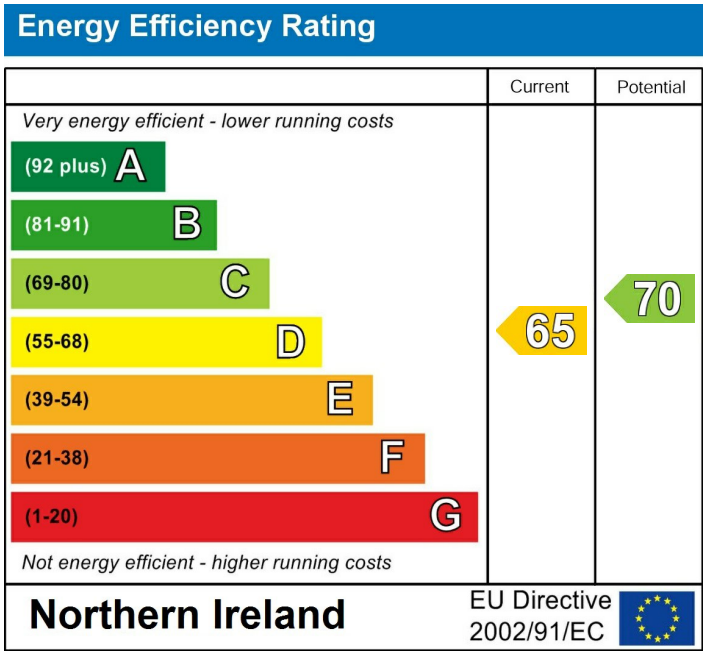
Externally, the property enjoys a large private balcony area and communal parking.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest 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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