



6 Derrycoole Walk, Newtownabbey, BT37 9HD

- Mid Terrace Property
- Lounge
- Bathroom; Three Piece Suite
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; Double Glazing
- Convenient Location
- Early Viewing Recommended

Offers Over £89,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door with matching side screen. Stairwell to first floor.

#### LOUNGE 14'11" x 12'5" (wps)

Brick focal point fireplace.

#### KITCHEN WITH INFORMAL DINING AREA 15'10" x 8'5"

Country style kitchen with range of high and low level fitted storage units with contrasting melamine worktop. Stainless steel 1.5 bowl sink unit. Space for cooker with extractor hood over. Space for fridge freezer. Splashback tiling to walls. Twin glass fronted display cabinets. Access to under stairs store/hot press. Tiled floor. PVC double glazed French doors leading to rear garden.



## FIRST FLOOR

### LANDING

Access to partially floored roof space via slingsby style ladder.

### BEDROOM 1 12'2" x 7'7"

### BEDROOM 2 11'6" x 9'7" (wps)

Wall to wall fitted wardrobes in sliding doors.

### BEDROOM 3 9'2" x 8'0" (wps)

Built in store with gas fired central heating boiler.

### BATHROOM

Three, piece suite comprising panelled bath, pedestal wash hand basin and WC. Fully tiled walls. Electric shower and folding shower screen over bath.

### EXTERNAL

Front garden finished in lawn.

Entrance canopy.

Fully enclosed low maintenance paved rear garden.

Utility store plumbed for automatic washing machine.

Separate garden store.

Outside tap.

External lighting.

## 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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## ...WE SELL HOUSES

Three bedroom, mid terrace property, situated within the conveniently positioned Rathcoole area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, three bedrooms, and bathroom with three piece suite.

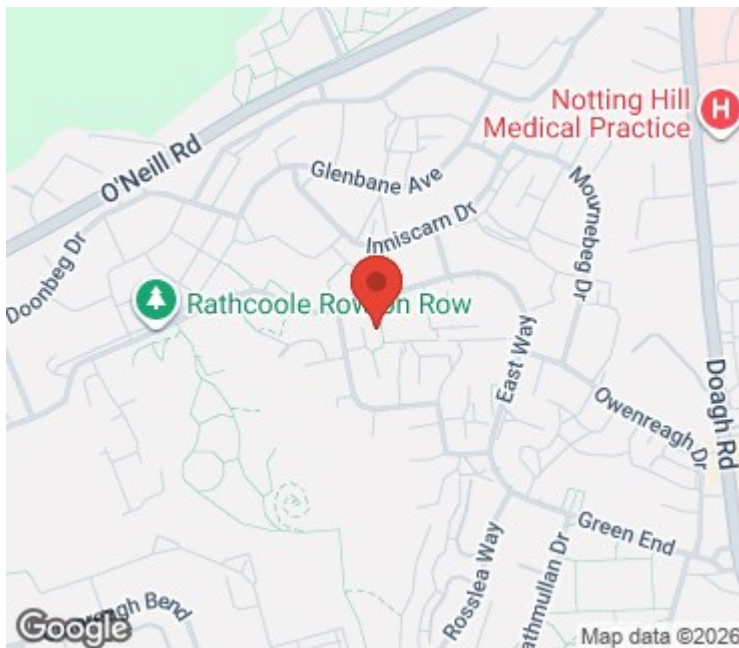
Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include gas heating and double glazing.

The property is in need of modernisation, as generously reflected within marketing figure.

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                                   | 69                                                                                                            | 82        |
| (55-68) D                                   |                                                                                                               |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC  |           |

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