



72 Queens Avenue, Newtownabbey, BT36 5HX

- Immaculately Presented End Terrace
- Modern Fitted Kitchen
- Gas Heating
- Low Maintenance Garden
- Convenient Location
- Three Bedroom; Two Reception
- Bathroom; White Suite
- PVC Double Glazing
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Glass panelled doors leading to lounge and dining room.

LOUNGE 13'11" x 12'2"

Focal point fireplace. Wood laminate floor covering.

DINING ROOM 9'10" x 8'9"

Elevated rural view. Wood laminate floor covering. Open arch leading to:



KITCHEN 9'10" x 9'8"

Modern fitted white high gloss kitchen with range of high and low level storage units with contrasting stone effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven and microwave oven. Integrated fridge freezer. Plumbed and space for washing machine. Tile effect panelling to walls. Tile effect flooring. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to partially floored roof space. Positive air ventilation system.

BEDROOM 1 12'2" x 9'10"

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

Built in double wardrobe.

BEDROOM 3 8'9" x 7'11"

Elevated rural view. Wood laminate floor covering.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls.

EXTERNAL

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

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance rear garden and driveway finished in tarmac.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, spacious, three bedroom/two reception, end terrace property with private driveway to rear, conveniently situated within the Queens Park area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, dining room, separate modern fitted kitchen, three well-proportioned bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys low maintenance gardens, and private driveway area to rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(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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