

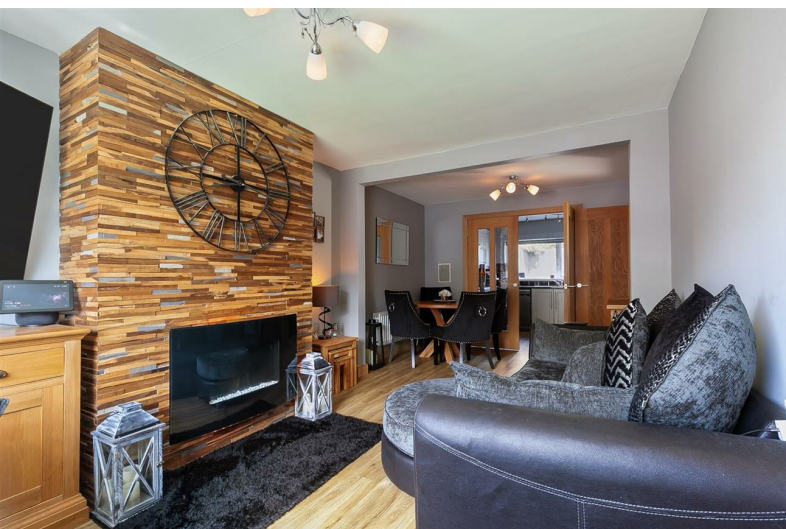


56 Uppertown Drive, Newtownabbey, BT36 5NU

- Extended, End Terrace Property
- Lounge; Dining Room
- Utility Room
- Gas Heating; PVC Double Glazing
- Timber Garden Room
- Three Bedrooms
- Modern Fitted Kitchen
- Fully Tiled Bathroom
- Gardens Front and Rear
- Walking Distance To Railway Station

Offers Over £129,950

EPC Rating D



56 Uppertown Drive, Newtownabbey, BT36 5NU



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. LVT flooring, continuing through lounge, dining room, kitchen and utility room. Stairwell to first floor with glass balustrade and recessed lighting. Under stairs, concealed storage system.

LOUNGE 13'4" x 9'11"

Contemporary, wall mounted electric fire. Timber clad chimney breast. Picture window to front elevation. Open arch leading to:

DINING ROOM 9'11" x 6'11"

Recessed speaker system. Glass panelled French doors leading to:



KITCHEN 8'1" x 7'5"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for American style fridge freezer. Plumbed and space for dishwasher. Glass fronted display cabinets. Splashback tiling to walls.

UTILITY ROOM 5'9" x 4'9"

Range of fitted storage units with contrasting granite effect melamine worktop. Plumbed and space for washing machine. Space for tumble dryer. PVC double glazed door leading to rear garden.

FULLY TILED BATHROOM

Contemporary, white, three piece suite comprising panelled whirlpool style bath, pedestal wash hand basin and WC. Thermostat controlled main shower unit with drench shower head and glass shower screen over bath.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 12'11" x 9'11"

Built in wardrobe/store with gas fired central heating boiler.

BEDROOM 2 10'5" x 6'9"

Wood laminate floor covering.

BEDROOM 3 8'11" x 7'4"

EXTERNAL

Front garden finished in lawn.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance rear garden finished in timber decking.

Paved and concrete service area to side.

External lighting.

Outside hot and cold taps.

TIMBER GARDEN ROOM 11'3" x 11'3"

Power, light, radiator, wood laminate floor covering, PVC double glazed French doors and matching windows.

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

Immaculately presented, extended, end terrace property, situated within the Old Mossley area of Carrmonee, Newtownabbey.

The property comprises entrance hall, lounge, open arch to dining room, separate modern fitted kitchen, utility room, fully tiled bathroom, and three first floor bedrooms.

Externally, the property enjoys gardens front and rear, and timber garden room.

Other attributes include gas heating, PVC double glazing, and walking distance to Mossley West Railway Station.

Ideal first time buy / buy to let investment alike.

Early interest highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		81
(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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