



118 The Glade, Newtownabbey, BT36 5NS

- Extended Mid Terrace
- Lounge; Separate Family Room
- Shower Room With Three Piece Suite
- Paved Private Driveway Area
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Fully Enclosed Paved Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £74,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE 12'6" x 11'5"

Open fire in tiled fireplace.

KITCHEN WITH INFORMAL DINING AREA

14'10" x 6'4"

Fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Plumbed for automatic washing machine. Splash back tiling to walls. Access to under stairs store.



FAMILY ROOM 14'7" x 7'1" (wps)

Hardwood, glass panelled door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'9" x 10'1" (wps)

Wood laminate floor covering.

BEDROOM 2 9'0" x 8'5" (wps)

Access to hot press. Wood laminate floor covering.

SHOWER ROOM

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls.

EXTERNAL

Double gates leading to paved private driveway area.

Entrance canopy.

Fully enclosed, paved rear garden.

PVC oil storage tank.

Store with oil fired central heating boiler.

External lighting.

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.



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 William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.
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Well presented, three bedroom / two reception, extended mid terrace property with paved private driveway area, conveniently situated within the popular Mossley area of Newtownabbey, in close proximity to local amenities, shops, public transport routes and main commuter networks. The property comprises entrance hall, lounge with open fire, kitchen with informal dining area, family room, two well proportioned first floor bedrooms, and shower room with three piece suite. Externally the property enjoys double gates leading to paved private driveway area, and fully enclosed paved rear garden. Other attributes include oil fired central 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		
(55-68) D	52	66
(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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