



12 Ferndale Crescent, Newtownabbey, BT36 5AN

- Semi Detached Home
- Lounge
- Shower Room; White Suite
- Private Driveway
- Low Maintenance Gardens

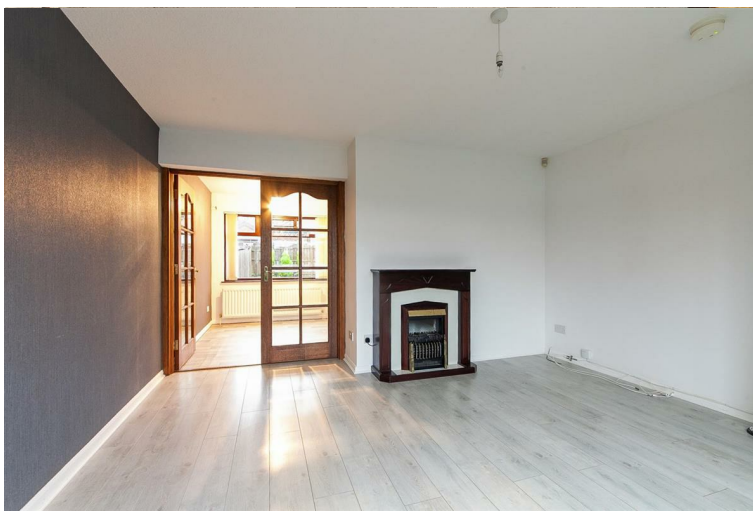
- Three Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £164,950

EPC Rating E



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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. Glass panelled French doors leading to:

LOUNGE 13'10" x 13'8" (wps)

Focal point fireplace. Wood laminate floor covering. Picture window to front elevation. Glass panelled French doors leading to:



KITCHEN THROUGH DINING ROOM 17'1" x 9'5"

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with glass splashback. Space for under counter fridge. Plumbed and space for washing machine. Splashback tiling to walls. Access to store. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 12'1" x 9'5"

Range of fitted wardrobes and storage units.

BEDROOM 2 9'5" x 9'1"

Built in wardrobe.

BEDROOM 3 9'0" x 7'4" (wps)

Built in wardrobe/store.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower.

EXTERNAL

Double gates leading to generous sized, paved, private driveway.

Front garden finished in lawn, decorative stone and range of plants, trees and shrubbery.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in paved patio areas, concrete and decorative stone.

Outside tap.

PVC oil storage tank.

MATCHING DETACHED GARAGE 20'4" x 10'7"

Up and over door. Separate PVC service door. Power, light and oil fired central heating boiler.

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.

Well presented, three bedroom, semi detached home with matching detached garage, conveniently situated within the popular Ferndale area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, and shower room, with white three piece suite.

Externally, the property enjoys private driveway, matching detached garage, and low maintenance gardens front and rear.

Other attributes include oil heating and PVC double glazing.

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		79
(55-68) D		
(39-54) E	52	
(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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