



38 Longlands Road, Newtownabbey, BT36 7LZ

- Mid Terrace
- Lounge With Open Fire
- Utility Hall With Shower
- Gas Heating
- Enclosed Gardens Front and Rear
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Cloakroom With WC
- PVC Double Glazing
- In Need Of Renovation & Modernising

Offers Over £49,950

EPC Rating D



CRAWFORD
MULHOLLAND
FINANCIAL

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fan light over. Glass panelled door leading to:

LOUNGE 14'0" x 12'11" (wps)

Open fire in tiled fireplace. Stairwell to first floor. Access to under stairs store.

**KITCHEN WITH INFORMAL DINING AREA
12'10" x 7'3"**

Range of high and low level storage units with melamine work surface area. Stainless steel sink unit with draining bay. Cooker point. Glass fronted display cabinets. Glass panelled door leading to:

UTILITY HALL

With shower enclosure.

FURNISHED CLOAKROOM

With WC.

REAR PORCH

With access to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'1" x 13'0" (wps)

Cast iron fireplace. Access to store with gas fired central heating boiler.

BEDROOM 2 13'0" x 7'3"

EXTERNAL

Enclosed front and rear gardens.

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.



Two bedroom mid terrace property situated on Longlands Road, Newtownabbey. The property comprises entrance hall, lounge with open fire, kitchen with informal dining area, utility hall with shower, cloakroom with WC, rear hall and two well proportioned bedrooms. Externally there are enclosed gardens front and rear. Other attributes include gas heating, PVC double glazing and convenient location. The property is in need of substantial renovation works and modernising, as generously reflected within the marketing figure. Cash offers only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	61
(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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