



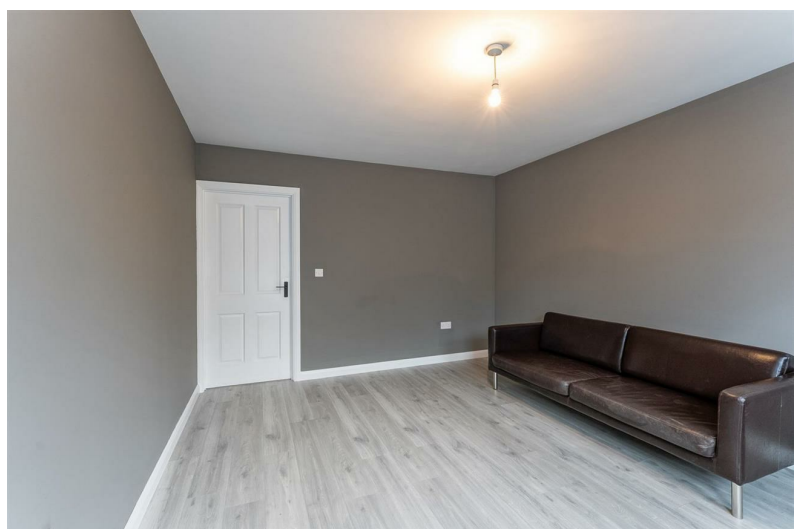
11 Glenview Avenue, Newtownabbey, BT37 0ZX

- Mid Town House Property
- Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden

- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Bathroom; Furnished Cloakroom
- Private Driveway
- Immaculately Presented Throughout

Offers Over £179,950

EPC Rating C



11 Glenview Avenue, Newtownabbey, BT37 0ZX



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Part wood double glazed front door. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two, piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Wood laminate floor covering.

LOUNGE 14'9" x 11'7"

Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 18'9" x 12'1"

Newly installed modern fitted kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine. Space for fridge freezer. Splashback tiling to walls. Wood laminate floor covering. Access to under stairs store. PVC double glazed sliding patio door to rear garden.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

PRINCIPAL BEDROOM 11'10" x 11'9" (wps)

Wood laminate floor covering. Built in wardrobe/store.

EN SUITE SHOWER ROOM

White three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Wood laminate floor covering.

BEDROOM 2 13'2" x 9'10"

Wood laminate floor covering.

BEDROOM 3 8'11" x 7'6"

Wood laminate floor covering.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Curved glass shower screen over bath. Splashback panelling to walls. Splashback tiling to sink. Wood laminate floor covering.

EXTERNAL

Generous sized private driveway finished in decorative stone. Tiled entrance canopy. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed rear garden finished in lawn and paved patio area. 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, recently refurbished, three bedroom, mid town house property, situated within the popular Glenview development, Glenville Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, three well-proportioned bedrooms, to include principal en suite, and separate family bathroom, with white three piece suite.

Externally, the property enjoys private driveway and fully enclosed rear garden.

Other attributes include gas heating, PVC double glazing and convenient location.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(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 are 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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