



27 Queens Gardens, Newtownabbey, BT36 5JA

- Mid Terrace Property
- Lounge; Separate Dining Room
- Deluxe Shower Room
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen
- Gas Heating
- Enclosed Front & Rear Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Tile effect wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 12'5" x 12'3"

Cast iron, wood burning stove on granite hearth. Wood laminate floor covering. Open arch leading to:

#### DINING ROOM 10'4" x 9'6"

Wood laminate floor covering. Aluminium framed, double glazed, sliding patio door leading to rear garden.



### **KITCHEN 9'6" x 8'2"**

Fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Twin glass fronted display cabinets. Splashback tiling to walls. Tile effect wood laminate floor covering. PVC double glazed door leading to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Exposed tongue and groove timber flooring. Access to roof space.

#### **BEDROOM 1 12'6" x 12'5" (wps)**

Wood laminate floor covering. Access to store with gas fired central heating boiler.

#### **BEDROOM 2 12'4" x 9'7"**

Wood laminate floor covering.

#### **BEDROOM 3 9'4" x 9'2" (wps)**

Built in wardrobes/store.

#### **DELUXE SHOWER ROOM**

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Fully tiled walls. Chrome towel radiator. LVT flooring.

#### **EXTERNAL**

Garden finished in lawn and shrubs.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished mainly in paved patio area.

Garden store.

Outside tap.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASER**

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.

# COLIN GRAHAM RESIDENTIAL

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**Spacious, three bedroom/two reception, mid terrace property, occupying an end of cul de sac position within the Queens Park area of Glengormley, Newtownabbey.**

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

**Externally, the property enjoys fully enclosed gardens front and rear.**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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