

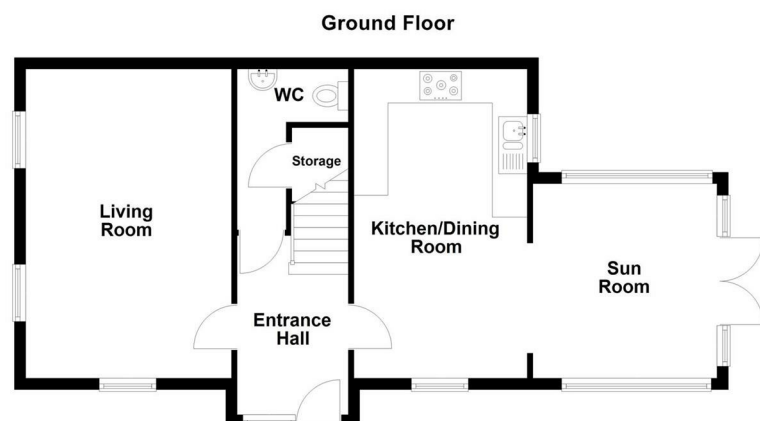


6 Glenview Avenue, Newtownabbey, BT37 0ZX

- Extended, End Town House
- Lounge
- Sun Lounge
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen Through Dining Room
- Bathroom; En Suite; Furnished Cloakroom
- Low Maintenance Garden
- Ideal First Time Buy / Buy To Let

Offers Over £159,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door with matching side screens. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC.

LOUNGE 17'10" x 11'10"

Dual aspect windows. Timber flooring.



KITCHEN WITH INFORMAL DINING AREA 17'7" x 10'0"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Space for American style fridge freezer. Space and plumbed for dishwasher. Tiled floor. Open arch leading to.

SUN LOUNGE 11'2" x 10'7"

Triple aspect windows. Tiles floor. PVC double glazed French doors leading to rear gardens.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roofspace.

PRINCIPAL BEDROOM 17'10" x 10'0"

Dual aspect windows. Wood laminate floor covering.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 11'10" x 7'8"

Wood laminate floor covering.

BEDROOM 3 11'10" x 9'9"

Dual aspect windows. Wood laminate floor covering.

BATHROOM

White, three piece suite comprising tile encased bath, pedestal wash hand basin and WC. Chrome towel radiator. Tiled feature wall. Tiled floor.

EXTERNAL

Front garden finished in lawn and decorative stone.

External lighting.

PVC soffits, fascia and rainwater goods.

Full enclosed low maintenance rear garden finished in paved patio area and decorative stone.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

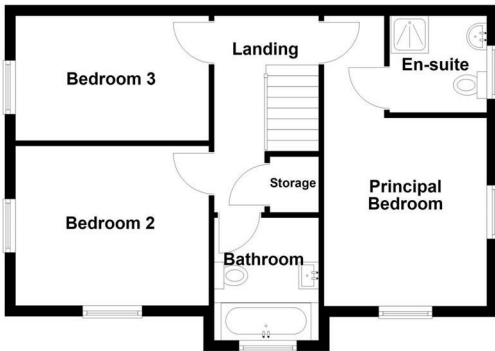




Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



First Floor



Well presented, three bedroom, end town house property, with sun lounge extension, situated within the popular Glenview area of Glenville Road, Whiteabbey, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen with informal dining area, sun lounge, three bedrooms, to include principal en suite, and separate family bathroom.

Externally, the property enjoys front garden finished in lawn, and fully enclosed, low maintenance paved 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 to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(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 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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