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18 Forthill Park, Newtownabbey, BT36 6QX

- Mid Terrace Property
- Lounge; Focal Point Fireplace
- Deluxe Shower Room
- PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen; Open Arch To Dining Hall
- Oil Fired Central Heating
- Front Garden; Enclosed Rear With Driveway Area
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fan light over. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading into:

LOUNGE 14'2" x 14'1" (wps)

Focal point fireplace with feature stone to chimney breast. Wood laminate floor covering. Picture window to front elevation.







KITCHEN WITH INFORMAL DINING AREA 11'8" x 10'1"

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Composite sink unit with matching draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Splash back tiling to walls. Wood laminate floor covering. Open arch leading to:

DINING HALL 10'2" x 5'5"

Wood laminate floor covering. Access to under stairs storage. Glass panelled door leading into:

REAR HALL

Wood laminate floor covering. PVC double glazed rear door.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'1" x 10'7" (wps)

Built in wardrobe/store.

BEDROOM 2 10'7" x 10'3"

Built in wardrobe/store.

BEDROOM 3 8'9" x 8'3"

Wood laminate floor covering.

DELUXE SHOWER ROOM 6'6" x 5'1"

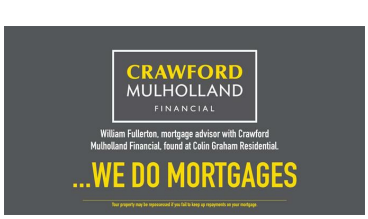
White, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower unit. Part tiled/part panelled walls.

EXTERNAL

Low maintenance front garden finished in decorative stone and shrubbery.
Fully enclosed rear garden with double gates to private driveway area.
PVC oil storage tank.
Oil fired central heating boiler (housed).
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems

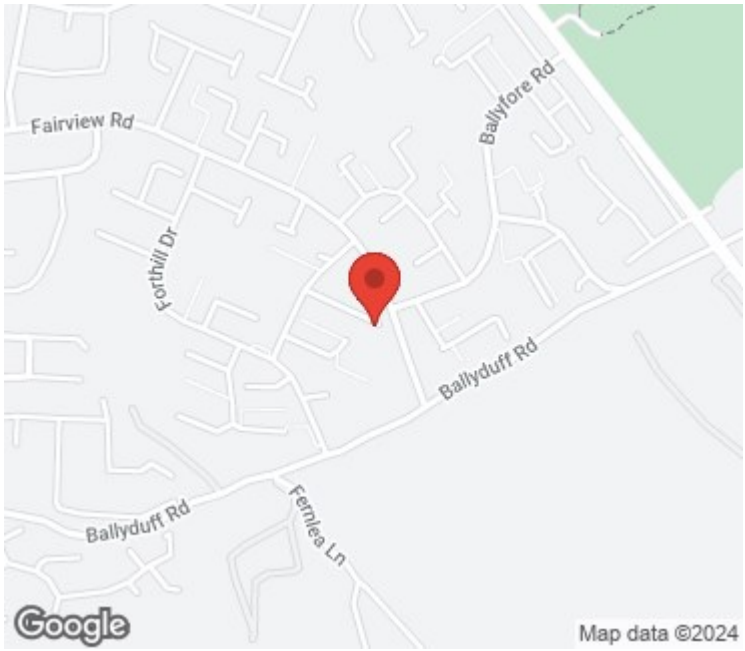


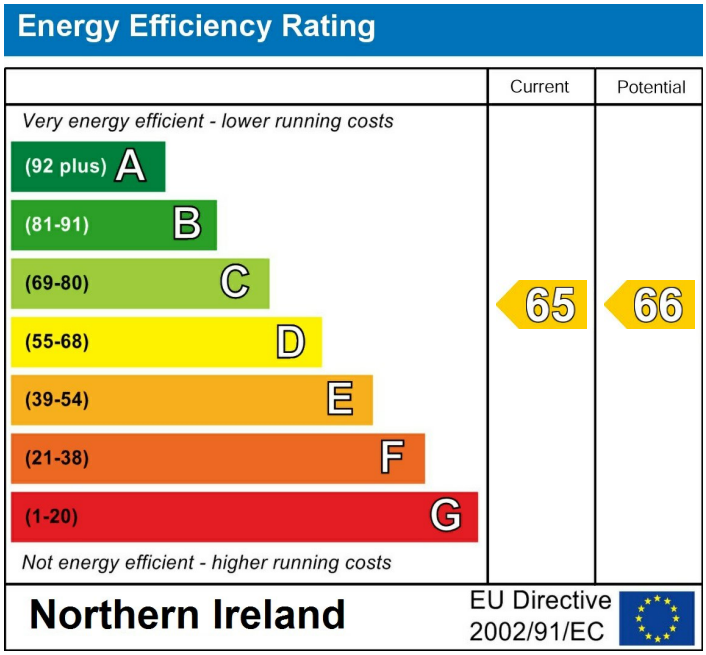


in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, three bedroom mid terrace property with enclosed rear garden encompassing double gates to private driveway area, conveniently located within the Ballyduff area of Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, modern fitted kitchen with open arch to dining hall, rear hall, three well proportioned first floor bedrooms, and deluxe shower room with three piece suite. Externally the property enjoys low maintenance front garden finished in decorative stone and shrubbery, and fully enclosed rear garden with double gates to private driveway area. Other attributes include oil fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike.





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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