COLIN GRAHAM RESIDENTIAL

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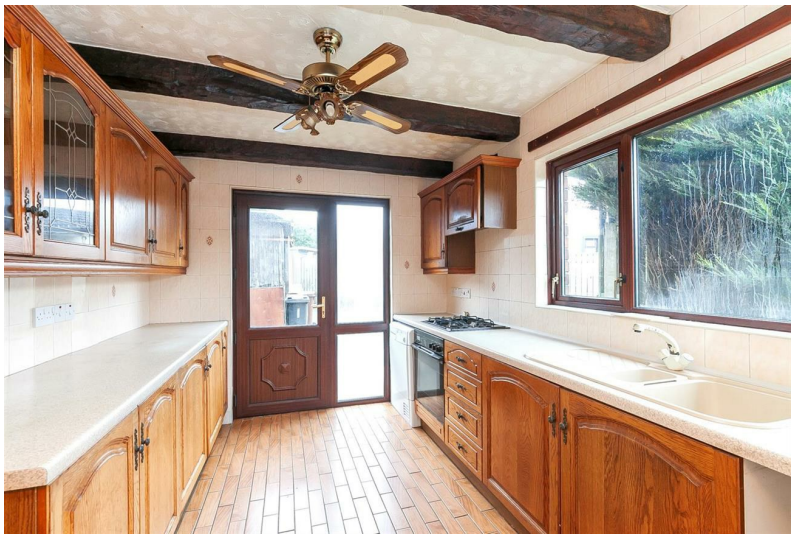
SALE AGREED

1 Queens Avenue, Newtownabbey, BT36 5HU

- Semi Detached Home
- Two Reception Rooms
- Bathroom
- Private Driveway & Yard
- Garden Area
- Three Well-Proportioned Bedrooms
- Kitchen
- Oil Heating; PVC Double Glazing
- Workshop/Store
- Convenient Location

Offers Over £99,950

EPC Rating E



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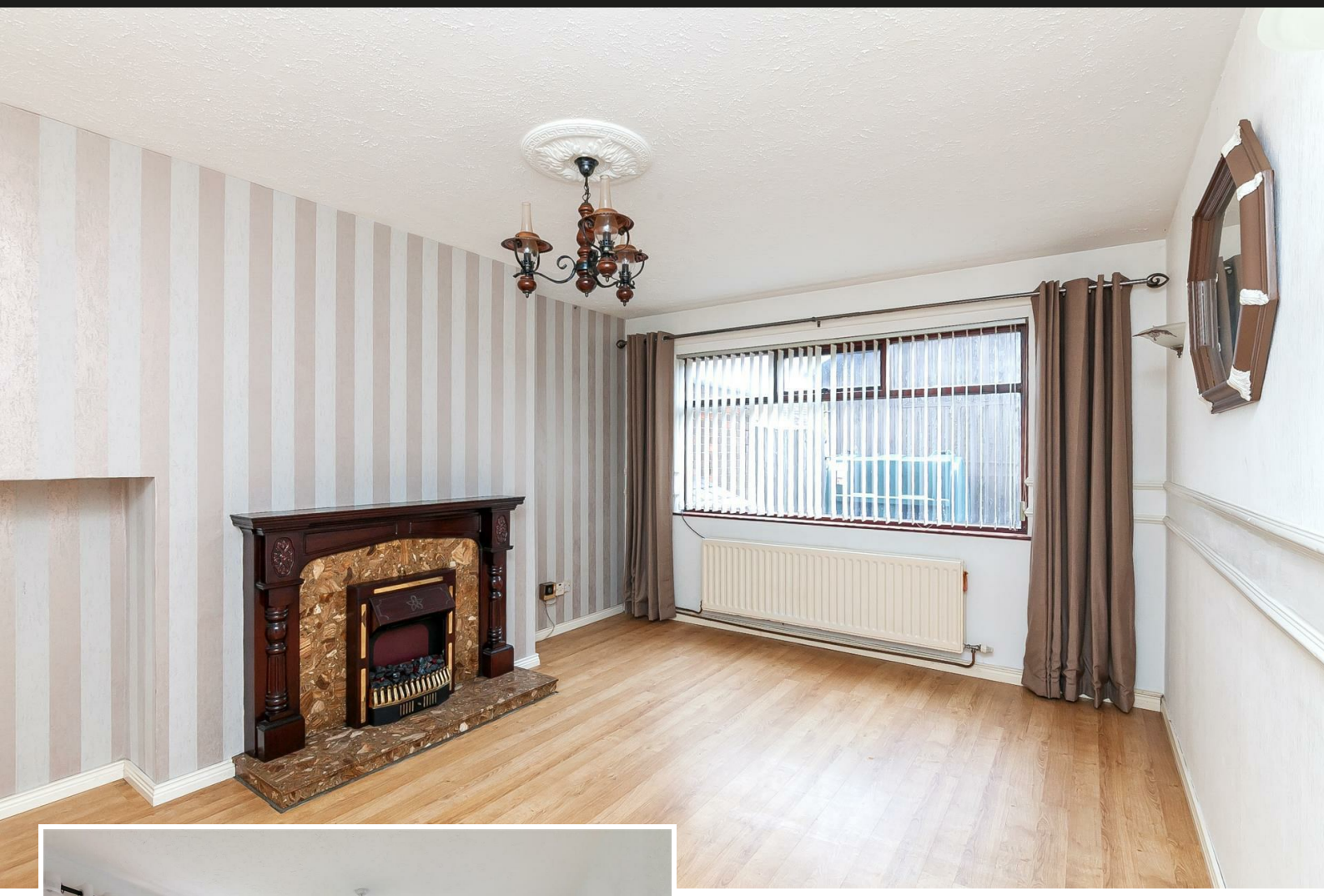


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching PVC double glazed side screen. Wood laminate floor covering. Stairwell leading to first floor. Part wood panelling to walls. Access to under stairs store.

DINING ROOM 12'6" x 9'6"

Picture window to front elevation. Wood laminate floor covering.

LOUNGE 14'11" x 11'5" (wps)

Focal point granite fireplace with matching hearth and timber surround. Electric fire inset. Wood laminate floor covering. Picture window to rear elevation.

[redacted]

[redacted]

KITCHEN 11'5" x 8'10"

Range of high and low level storage units and contrasting, melamine work surface. Colour coded 1.25 bowl sink unit with draining bay. Integrated 4 ring gas hob with retractable extractor hood over. Integrated, under counter oven. Integrated, under counter fridge and separate freezer. Plumbed for automatic washing machine. Space for tumble dryer. Tiled walls. Wood strip effect tiled flooring. PVC double glazed rear door with matching side screen.

FIRST FLOOR

LANDING

Access to roof space. Tongue and groove wood panelled ceiling. Built in shelved hot press accessed via double doors. Picture window to side elevation. Part wood panelling to walls.

BEDROOM 1 12'6" x 9'6"

Wood laminate floor covering. Picture window to front elevation. Built in wardrobe/store, accessed via double doors.

BEDROOM 2 11'6" x 11'1"

Picture window to rear elevation. Built in wardrobe/store, accessed via double doors.

BEDROOM 3 11'6" x 8'11" (wps)

Picture window to rear elevation. Wood laminate floor covering.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower unit, mixer tap and shower screen over bath. Part tiled walls. Tile effect wood laminate floor covering. Picture window to front elevation.

EXTERNAL

Front and side gardens finished in lawn and bordered by mature trees.
Private driveway area to rear.
Low maintenance rear garden finished in concrete.
PVC oil storage tank.
Oil fired central heating boiler.
External lighting.

WORKSHOP / LARGE GARDEN SHED 30'7" x 15'0"

Hardwood door, separate sliding aluminium service door, light and power.

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.

[redacted]

Spacious, three bedroom / two reception, semi detached home with private driveway, yard and workshop/store, conveniently located within the Queens Park area of Glengormley, Newtownabbey.

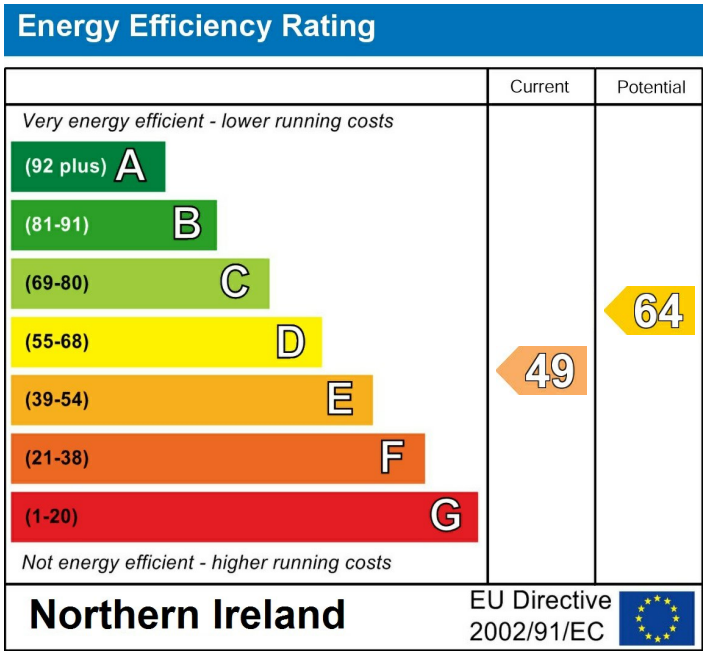
The property comprises entrance hall, lounge, separate family/dining room, kitchen, three well-proportioned bedrooms, and bathroom.

Externally, the property enjoys garden, private driveway, yard and workshop/store.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



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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