COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



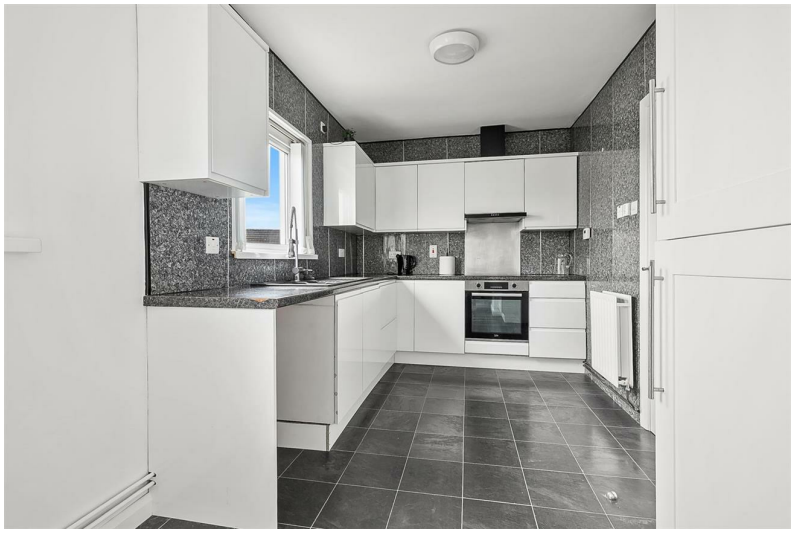
39 Avonlea Gardens, Newtownabbey, BT37 9AL

- First Floor, Maisonette Style Apartment
- Two Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Gardens Front, Side and Rear
- Private Entrance
- Lounge
- Bathroom; White Four Piece Suite
- Recently Refurbished
- Ideal First Time Buy / Buy To Let

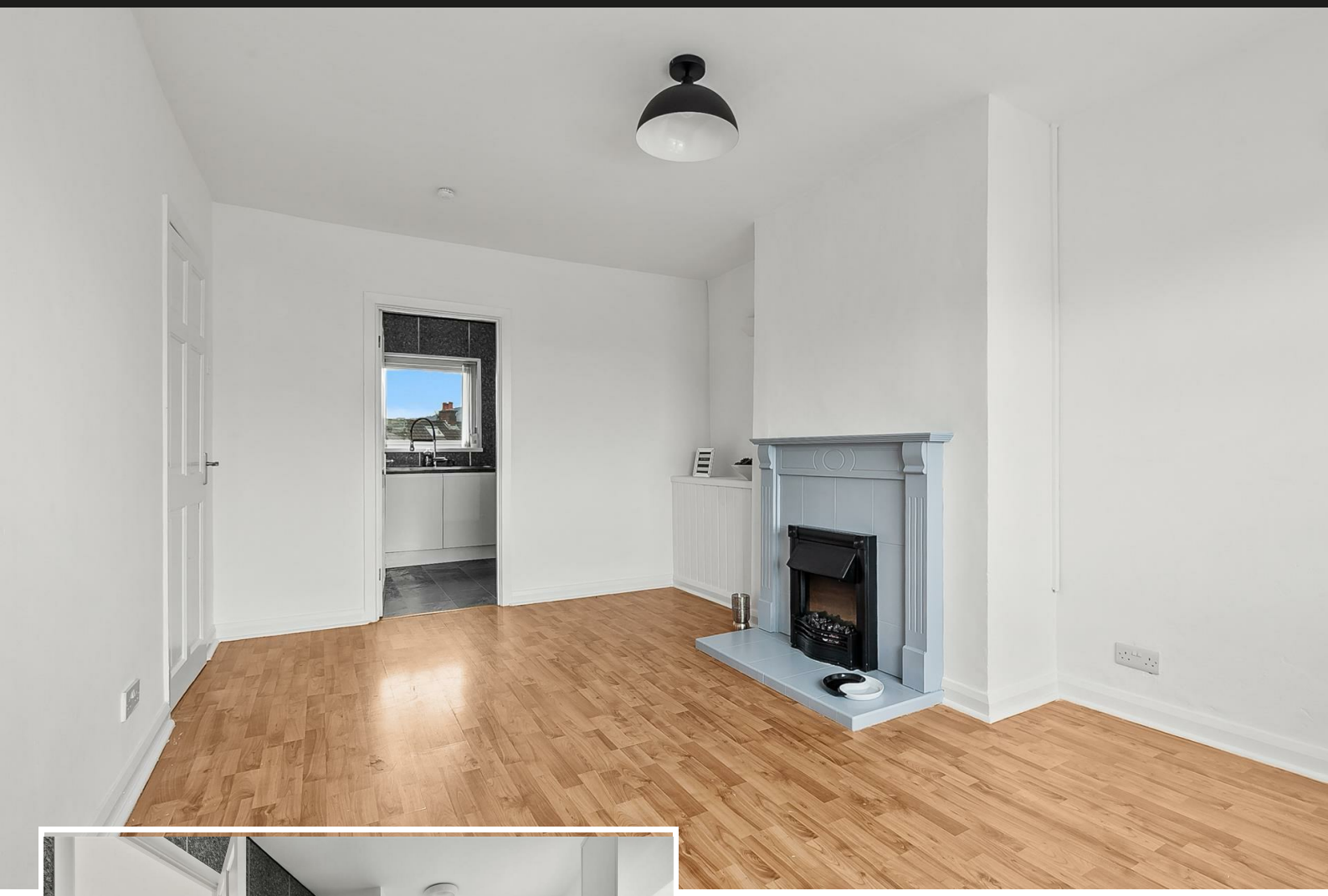
Offers Over £109,950

EPC Rating D





39 Avonlea Gardens, Newtownabbey, BT37 9AL





PROPERTY DESCRIPTION

ACCOMMODATION

PRIVATE ENTRANCE HALL

PVC double glazed front door with matching side screen. Access to store. Stairwell to first floor.

LANDING

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

LOUNGE 15'10" x 10'10"

Focal point fireplace. View towards Belfast Lough. Wood laminate floor covering.







KITCHEN WITH INFORMAL DINING AREA 15'5" x 7'9" (wps)

Modern fitted, white high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel splashback and extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Part panelled walls. Tile effect wood laminate floor covering.

BEDROOM 1 11'1" x 10'9"

Dual aspect windows. View towards Belfast Lough. Wood laminate floor covering.

BEDROOM 2 11'1" x 8'11" (wps)

View towards Belfast Lough. Built in wardrobe. Wood laminate floor covering.

BATHROOM

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower. Splashback tiling to walls.

EXTERNAL

Front garden finished in lawn.
Entrance porch.
External lighting.
Generous sized, enclosed garden to side and rear, finished mainly in lawn.
Garden store.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).





The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Recently refurbished, own-door, two bedroom, first floor, maisonette style apartment with private gardens, situated within the Rathcoole area of Newtownabbey.

The property comprises private entrance hall, landing, store with gas fired central heating boiler, lounge, separate kitchen with informal dining area, two well-proportioned bedrooms, and bathroom with white four piece suite.

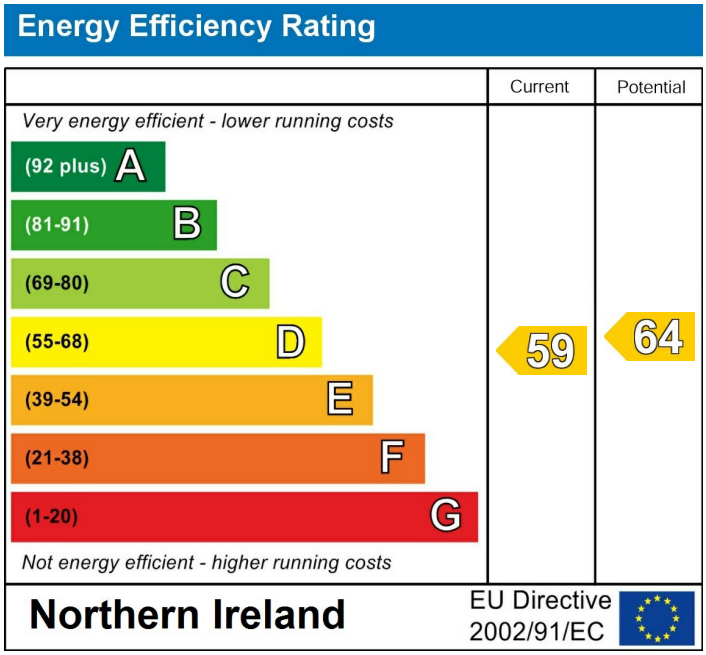
Externally, the property enjoys garden store, and generous sized, enclosed gardens to front, side and rear.

Other attributes include gas heating. PVC double glazing, convenient location and views towards Cave Hill.

Ideal first time buy / buy to let investment alike.

Early interest recommended.





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

INVESTORS IN PEOPLE® We invest in people Gold
PRS Property Redress Scheme
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
Proudly sponsoring
Northern Ireland Children's Hospice
WE ARE MACMILLAN. CANCER SUPPORT