



44 Fernagh Parade, Newtownabbey, BT37 0BW

Offers Over £144,950

- End terrace property in highly popular location
- Lounge with multi fuel stove
- Modern fitted kitchen with integrated appliances
- Double glazing in uPVC frames
- Low maintenance garden to rear
- 3 Bedrooms
- Separate dining room
- Deluxe shower room
- Oil fired central heating
- Off street parking to front

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This stunning end terrace home is finished to the highest standard of presentation throughout and is perfectly suited to first-time buyers seeking style, space, and convenience.

Boasting three well-proportioned bedrooms, the property offers ample room for comfortable family living. The ground floor features two separate reception rooms, ideal for entertaining or creating a home office or playroom. A modern kitchen with contemporary fittings and a stylish modern bathroom suite complete the home's impressive interior.

Located within walking distance of Whiteabbey railway halt, this property offers easy access to local transport links, shops, and amenities — making daily commuting simple and stress-free.

This is an ideal first-time buy that combines charm, practicality, and a superb location. Early viewing is highly recommended to fully appreciate all this home has to offer.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

uPVC front door, laminate wood flooring

LOUNGE

15'0" x 11'8"

Laminate wood flooring, feature hole in wall style fireplace with multi fuel stove, slate tile hearth

DINING ROOM

11'9" x 8'10"

Laminate wood flooring

KITCHEN

11'5" x 9'9"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, integrated fridge freezer, integrated washing machine, inlaid 4 ring gas hob, stainless steel extractor fan and canopy, wall tiling, ceramic tiled flooring, integrated microwave

FIRST FLOOR

LANDING

Access to roofspace - partially floored for storage, accessed by ladder

BEDROOM (1)

11'8" x 10'11"

Laminate wood flooring, plus hot press

BEDROOM (2)

11'10" x 9'4"

BEDROOM (3)

9'5" x 8'11"

Including built in robe, laminate wood flooring

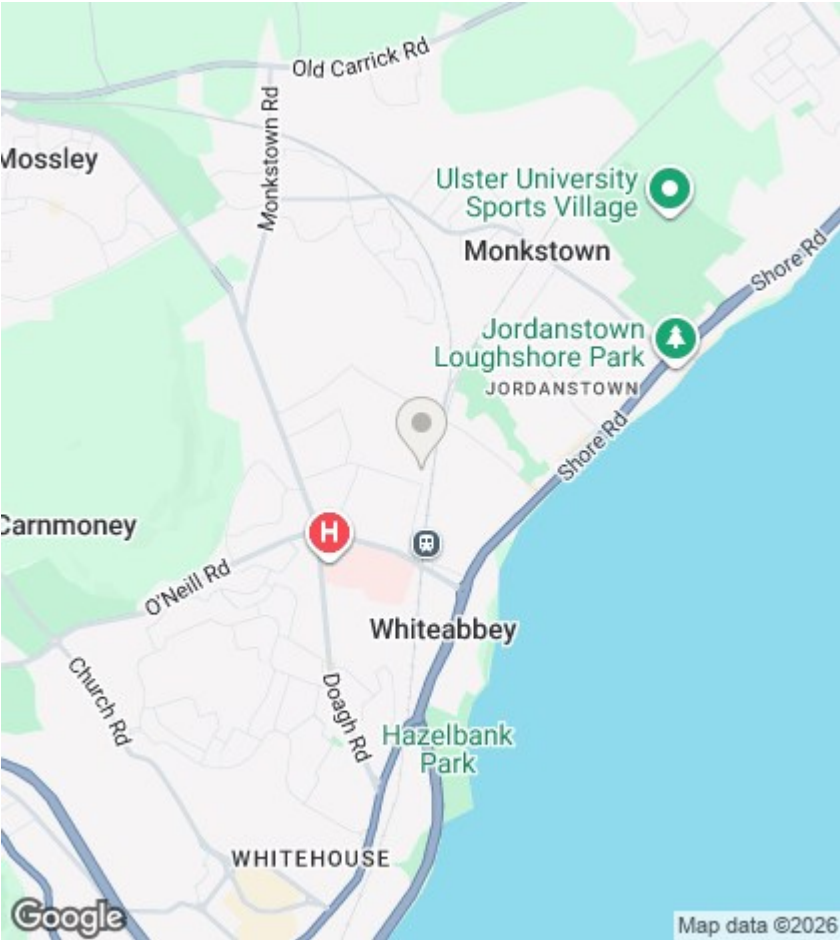
BATHROOM

Glazed shower cubicle with Mira separate electric shower, vanity unit sink, low flush W/C, wall tiling, ceramic tiled flooring, PVC panelling, wash hand basin, downlighters, extractor fan, heated towel rail

OUTSIDE

Front: in stones, car parking space

Rear: paved garden to rear, outside store with power, boiler house with oil fired boiler, PVC oil storage tank, uPVC fascia and rainwater goods, outside light and tap, external socket



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC