



53 Fernagh Drive, Newtownabbey, BT37 0BH

Offers Over £99,950

- Mid terrace property in popular residential location
- 2 Separate reception rooms
- Shower room
- Gas fired central heating
- In need of refurbishment
- 3 Bedrooms
- Fitted kitchen
- Double glazing in uPVC frames
- Generous garden to rear

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Located in a sought-after residential area, this mid-terrace property offers a fantastic opportunity for buyers looking to put their own stamp on a home. The property features three bedrooms, making it well-suited to families or investors alike.

On the ground floor, there are two separate reception rooms, providing versatile living and dining spaces. A fitted kitchen and shower room complete the internal accommodation, while practical benefits include gas-fired central heating and double glazing in uPVC frames.

To the rear, the property boasts a generous garden, offering excellent potential for outdoor enjoyment. Although in need of refurbishment, this home provides a solid base with plenty of scope to improve and add value. Early viewing is recommended to fully appreciate the possibilities on offer.



Council Tax Band: Northern Ireland



GROUND FLOOR

ENTRANCE HALL

uPVC front door

LOUNGE

12'5" x 11'9"

Brick fireplace and tiled hearth

KITCHEN

11'8" x 9'9"

Range of high and low level units, round edge worksurfaces, double drainer stainless steel sink unit with mixer taps, cooker point, wall tiling, understairs storage

RECEPTION ROOM

11'8" x 8'11"

FIRST FLOOR

Landing

BEDROOM (1)

11'9" x 11'0"

Including built in storage with gas fired boiler plus separate built in robe, views towards Belfast Lough

BEDROOM (2)

11'9" x 9'5"

Including built in robe

BEDROOM (3)

9'4" x 8'7"

Including built in robe

SHOWER ROOM

Walk in shower area with Triton electric shower, low flush W/C, pedestal wash hand basin, wall tiling

OUTSIDE

Garden to front

Garden to rear, outside store, outside light and tap

Disclaimer / Additional Information

Tenure - Leasehold.

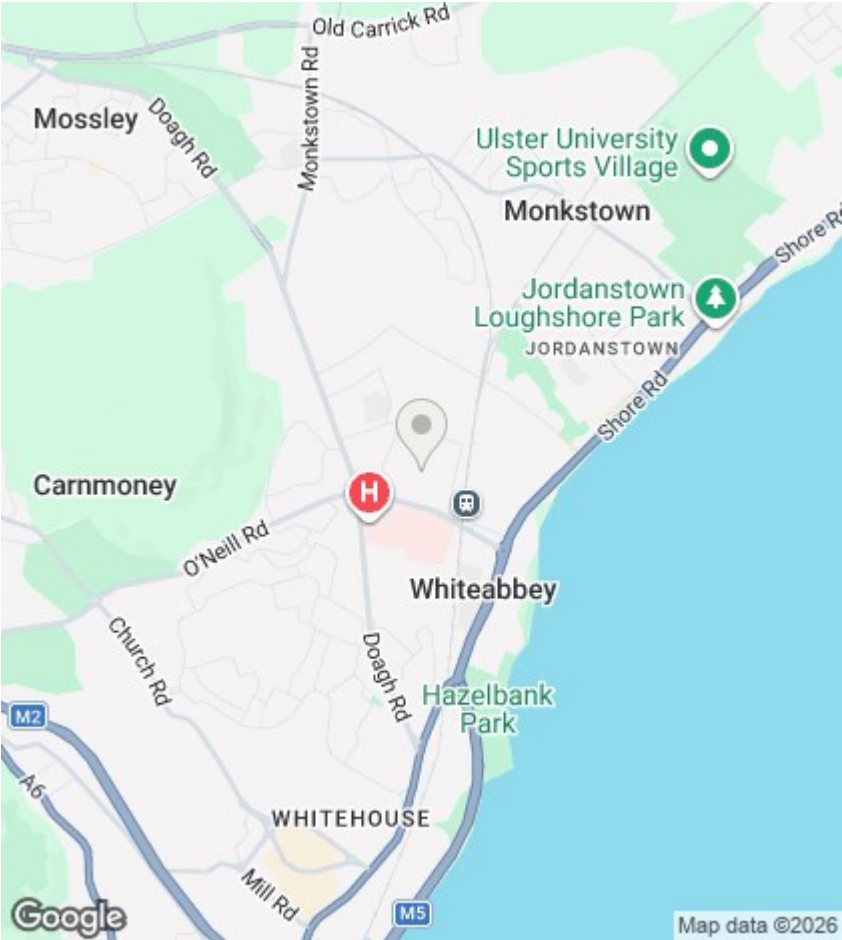
Broadband & mobile checker for Northern Ireland
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Flooding maps for Northern Ireland
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy

cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary.

We are happy to provide clarification on any specific points upon request. All measurements are given as approximate.

Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC