



53 Fernagh Avenue, Newtownabbey, BT37 0BG

Offers Over £149,950

- Impressive end terrace property in popular residential location
- Bright lounge open plan to dining area
- Modern white bathroom suite
- Oil fired central heating
- Ideal first time buy
- 3 Bedrooms
- Contemporary fitted kitchen with built in oven and hob
- Double glazing in uPVC frames
- Enclosed garden to rear
- Highest presentation throughout

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Presented to an exceptional standard throughout, this beautifully maintained home offers tastefully presented accommodation ideal for a wide range of purchasers. The property combines modern comfort with practical living, making it an excellent choice for first-time buyers, young families or those looking to downsize. Conveniently situated in a highly popular location, it is within easy reach of a wide range of local amenities including shops, well-regarded schools and excellent public transport links, ensuring everyday convenience. With its excellent presentation, move-in ready condition and superb location, this impressive home represents a fantastic opportunity for buyers seeking quality, comfort and convenience. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door, laminate wood flooring

Lounge

12'4 x 11'10

Laminate wood flooring, feature fireplace, open to:

Dining Room

12'3 x 8'11

Laminate wood flooring

Kitchen

11'6 x 9'9

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, built in stainless steel sink unit oven and hob, stainless steel extractor fan and canopy, wall tiling, laminate wood flooring

First Floor

Landing

Bedroom (1)

11'9 x 11'2 (at max)

Including hot press with insulated copper cylinder, plus built in robe

Bedroom (2)

11'9 x 9'4

Bedroom (3)

9'6 x 8'6 (at max)

Including built in robe

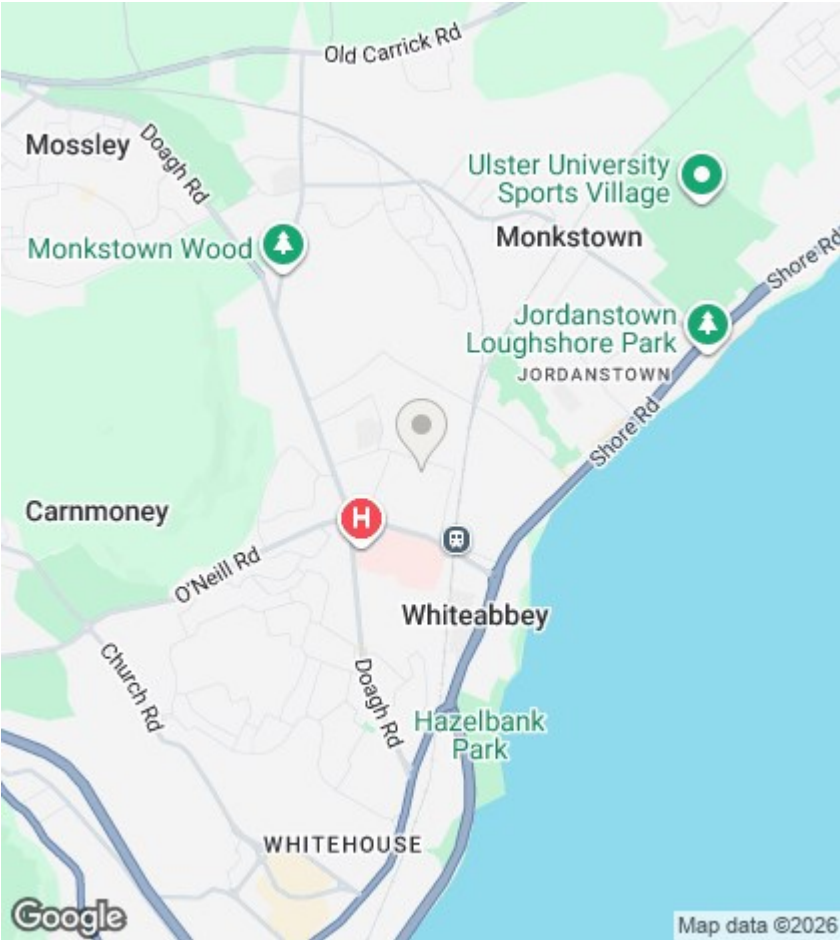
Bathroom

Modern white bathroom suite comprising panelled bath, glazed shower screen, Mira sport electric shower, vanity unit, low flush W/C, wall tiling

Outside

Front in lawn

Enclosed garden to rear, in stones, outside tap, outside shed, oil fired boiler, PVC oil storage tank



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		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC