



13 Willow Park, Newtownabbey, BT37 9PS

Offers Over £139,950

- Well presented mid terrace property in a desirable & convenient location
- Spacious lounge
- Modern fitted kitchen
- Gas fired central heating/ Double glazing in uPVC frames
- Early viewing strongly advised
- 3 Bedrooms
- Separate dining room
- Accessible shower room
- Private enclosed garden to rear

13 Willow Park, Newtownabbey BT37 9PS

13 Willow is a beautifully presented mid terrace property in the highly popular and convenient Rush Park, Newtownabbey. Internally, the property comprises a spacious lounge, separate dining, modern fitted kitchen, 3 well-proportioned bedrooms and an accessible shower room. Externally, the property enjoys an enclosed front garden finished in attractive paviours offering ample private parking and an enclosed garden to rear with a variety of plants and shrubs. Additional benefits include gas fired central heating and double glazing throughout.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door with decorative glazed insets, ceramic tiled flooring, understairs storage

Lounge

13'11 x 13'0

Wood laminate flooring, ceiling cornicing, feature fireplace with tiled hearth, cast iron surround, decorative mantle and inset electric fire, uPVC french doors to rear

Kitchen

10'9 (at max) x 9'2

Modern fitted kitchen with range of high and low level units, contrasting round edge worksurfaces, single basin stainless steel sink unit with mixer tap with drainer, space for dishwasher, space for washing machine, built in fan assisted oven, built in electric hob, stainless steel extractor canopy, downlighters, part wall tiling, ceramic tiled flooring, uPVC door to rear

Dining Room

10'11 (at max) x 9'10

Wood laminate flooring, French doors to kitchen

First Floor

Landing

Shelved storage cupboard, access to roofspace

Bedroom (1)

13'11 x 9'11

Wood laminate flooring, built in storage cupboard with gas boiler housing

Bedroom (2)

12'9 (at max) x 9'7

Bedroom (3)

10'6 x 10'4

Built in storage cupboard

Bathroom

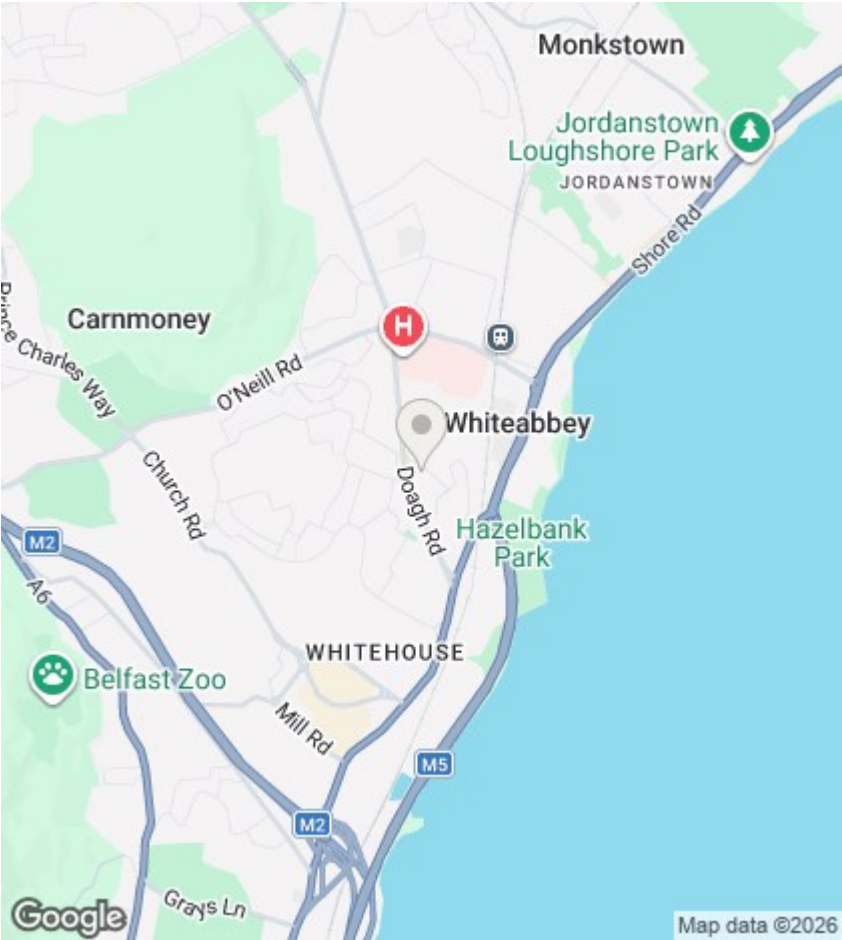
3 Piece suite comprising pedestal wash hand basin with under basin storage and mixer tap, push button W/C, chrome heated towel rail, accessible shower unit with thermostatic controlled shower unit, extractor fan, built in storage cupboard

Outside

Paved garden to front with parking for multiple cars

Access to rear via shared alleyway

Fully enclosed garden to rear with paved patio area, mature plants and shrubs, outhouse/storage



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		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC