



17 Tulleevin Drive, Newtownabbey, BT36 6BL

Offers Over £99,950

- End terrace property in a popular and convenient residential location
- Lounge
- Accessible shower room
- Double glazing in uPVC frames
- Ideal for a wide range of purchasers
- 3 Bedrooms
- Fitted kitchen/ Dining
- Oil fired central heating
- Garden to front / Enclosed garden to rear

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17 Tulleevin drive is a well presented end-terrace property in the ever popular and convenient Rathfern estate. Internally the property comprises three well proportioned bedrooms, spacious lounge, fitted kitchen/ dining and an accessible shower/ wet room. Externally, the property features a garden to front bordered by nature hedges and a fully enclosed garden to rear laid in lawn. Additional benefits include oil fired central heating and uPVC double glazing. This property is sure to suit a wide range of purchasers, so early viewing strongly advised.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Wooden laminate flooring, uPVC front door

Lounge

14'5 x 12'0

Wooden laminate flooring, feature fireplace with mahogany mantle, stone effect surround, electric fire

Kitchen/ Dining Room

11'11 x 10'0

Fitted kitchen with range of high and low level units, round edge worksurfaces, plumbed for washing machine, space for oven/ hob, single basin stainless steel sink unit with mixer tap and drainer, ceiling cornicing

Rear Hall

Understairs storage

First Floor

Landing

Shelved hot press and access to roofspace

Bedroom (1)

11'10 x 9'0

Built in storage cupboard

Bedroom (2)

10'8 x 10'5

Built in storage cupboard

Bedroom (3)

8'10 x 8'0

Built in storage cupboard, wooden laminate flooring

Bathroom

3 Piece shower room comprising low flush W/C, half pedestal wash hand basin, access shower with thermostatic controlled shower unit, wall tiling, extractor fan

Outside

Enclosed garden to front laid in lawn, paved pathway, mature hedges/ shrubs

Fully enclosed rear garden laid in lawn, paved pathway, oil boiler house, outside light, outside tap, uPVC oil tank

Disclaimer/ Additional Information

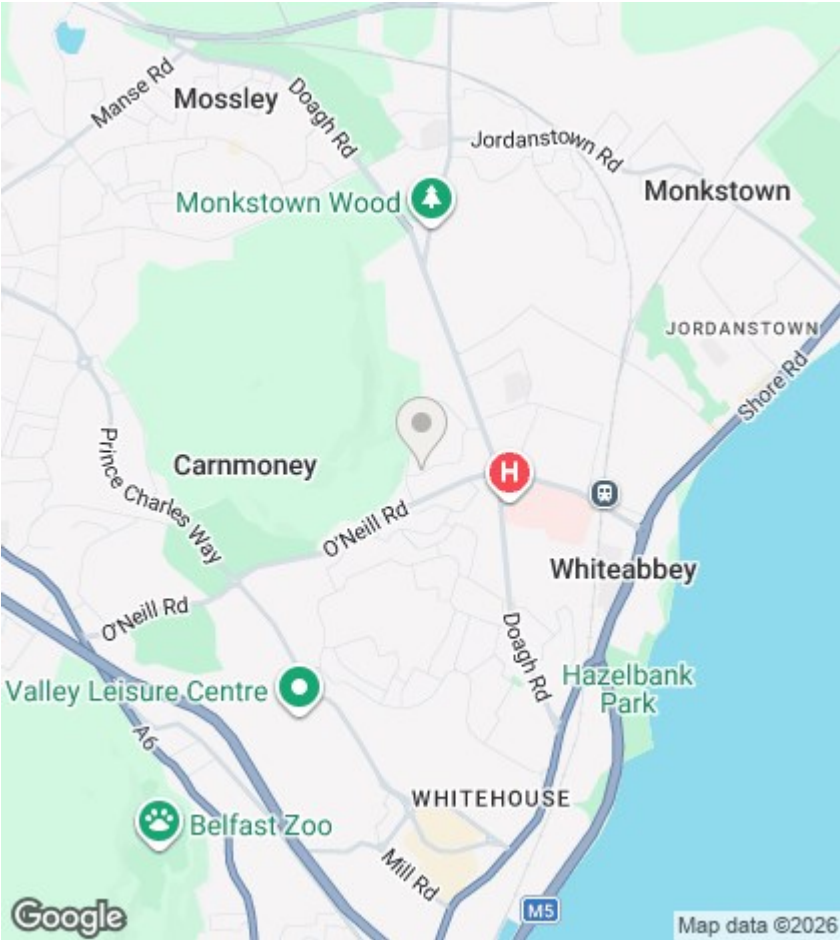
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should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> 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:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC