



23 Glenbane Avenue, Newtownabbey, BT37 9JL

£94,950

- Mid terrace in popular residential area
- Lounge
- Shower room
- Oil fired central heating
- 3 Bedrooms
- Modern fitted kitchen
- Double glazing in uPVC frames
- Excellent first time buy or family home

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Set within a popular residential area, this well-presented mid-terrace property offers an excellent opportunity for first-time buyers, couples or families. The accommodation provides three well-proportioned bedrooms, a comfortable lounge and a modern fitted kitchen, offering practical living space for a variety of needs. The property also benefits from a shower room, providing convenience for everyday living. Double glazing is installed throughout in uPVC frames, helping to provide warmth and energy efficiency, while oil-fired central heating ensures a comfortable home throughout the year. Ideally suited to those looking to take their first step onto the property ladder, this home also offers the space and flexibility required for family life. With its desirable residential location, three bedrooms and modern kitchen, early viewing is highly recommended to fully appreciate what this property has to offer.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door, ceramic tiled flooring

Lounge

15'10 x 11'3

Tiled fireplace and hearth, through to:

Kitchen

19'0 x 8'6

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, built in stainless steel oven and hob, stainless steel extractor fan, canopy

Lean to:

Power, water tap

First Floor

Landing

Access to roofspace

Bedroom (1)

15'4 x 8'5 (at max) or 7'9 (at min)

Hot press with insulated copper cylinder

Bedroom (2)

12'1 x 9'9

Bedroom (3)

9'2 x 8'4

Including built in robe

Shower Room

Glazed shower cubicle with electric shower, low flush W/, pedestal wash hand basin, PVC wall panelling, chrome heated towel rail, extractor fan

Outside

Paved to front

Enclosed garden to rear, PVC oil storage tank, boiler house with oil fired boiler, uPVC fascia and rainwater goods

Disclaimer/ Additional Information

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

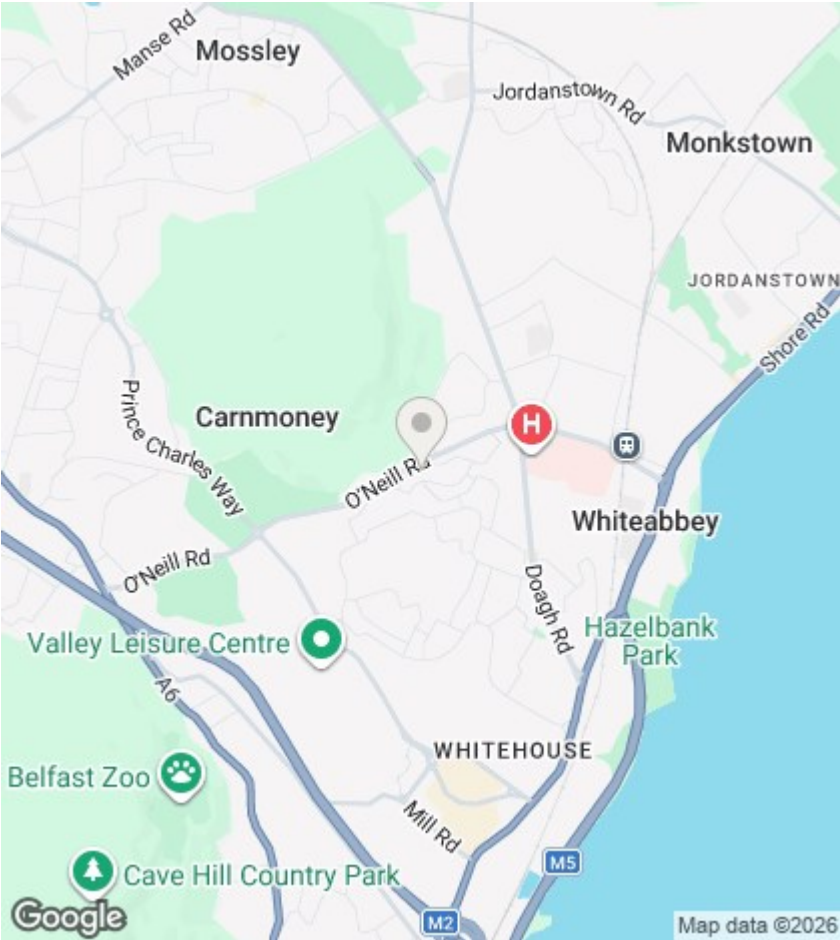
tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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

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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		72
(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