



13 Finlay Park, Newtownabbey, BT36 7DB

Offers Over £99,950

- End-terrace property in a popular and convenient residential location
- Lounge
- Shower Room
- Enclosed garden to front
- Priced to allow for modernisation
- 3 bedrooms
- Kitchen/Dining
- Gas fired central heating & Double glazing
- Enclosed yard to rear
- Early viewing strongly recommended

13 Finlay Park, Newtownabbey BT36 7DB

13 Finlay Park is an end-terrace property in a highly popular and convenient location, close to local amenities and transport links.

Internally, the property comprises a spacious lounge, kitchen/diner, three well-proportioned bedrooms and a modern three piece shower-room.

Externally, the property enjoys an enclosed front garden with private parking and a private rear garden.

This property is priced to allow for renovation and offers an excellent opportunity for a range of purchasers from first-time buyers looking to put their stamp on a property, to investors looking an investment in a sought-after location.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Laminate wood flooring

Lounge

13'9 x 10'10

Laminate wood flooring, ceiling cornicing

Kitchen

15'2 x 8'9

Laminate wood flooring, range of high and low level units, round edge worksurfaces, single bowl stainless steel sink unit with mixer tap and drainer, space for oven/ hob

Rear Hall

First Floor

Landing

Access to roofspace, hot press

Bedroom (1)

11'10 x 9'2

Built in storage cupboard

Bedroom (2)

11'5 x 9'2

Built in storage cupboard

Bedroom (3)

8'9 x 8'0

Bathroom

3 Piece shower room comprising shower enclosed with thermostatic unit and rainfall shower head, downlighters, pedestal wash hand basin, chrome heated towel rail, extractor fan, tiling

Outside

Enclosed yard to front with parking space, laid in lawn
Rear enclosed garden, laid in lawn with concrete paving

Disclaimer/ Additional Information

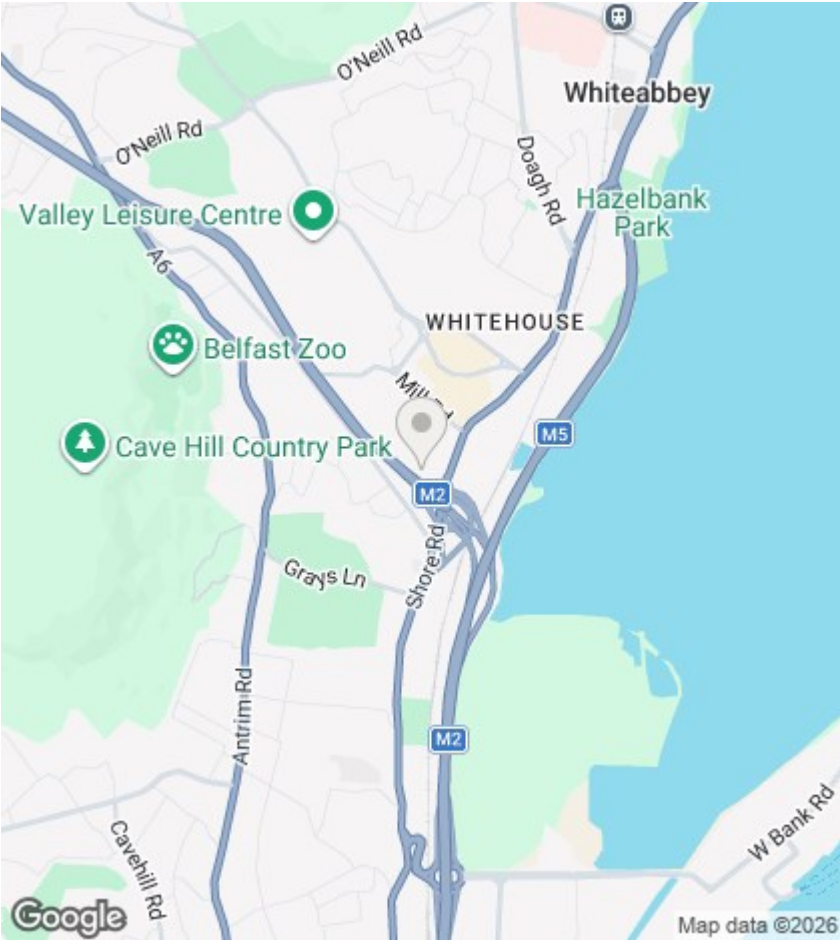
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condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC