



24 Richmond Road, Newtownabbey, BT36 5LD

Offers Over £149,950

- Semi detached villa in popular residential area
- Lounge open plan to dining area
- Bathroom
- Double glazing in uPVC frames
- Garage
- 3 Bedrooms
- Kitchen
- Oil fired central heating
- uPVC fascia and rainwater goods

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In need of modernisation and priced accordingly, we have pleasure in offering for sale the attractive semi detached villa in a quiet and highly regarded area. The property will ideally suit a young couple hoping to acquire a home of their own.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Lounge

14'5 x 12'0

Dining Room

9'4 x 8'3

Ceramic tiled flooring

Kitchen

10'10 x 9'6

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, extractor fan, ceramic tiled flooring, wine rack

First Floor

Landing

Access to roofspace

Bedroom (1)

11'7 x 9'11

Laminate wood flooring

Bedroom (2)

10'2 x 9'4

Bedroom (3)

9'6 x 7'5

Bathroom

White suite, panelled bath with mixer tap, telephone hand shower, low flush W/C, pedestal wash hand basin, fully tiled walls, PVC flooring

Outside

Front in lawn

Rear in paved

Store, oil fired boiler

Detached matching garage

Disclaimer/ Additional Information

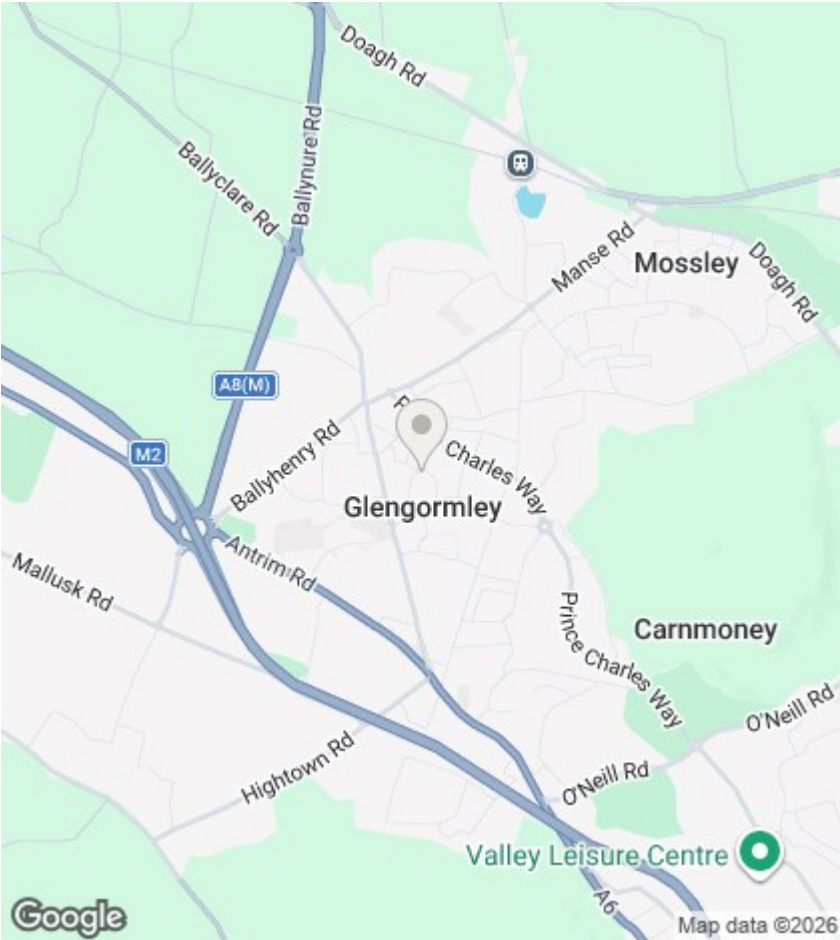
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to 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 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:
D

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