McMillan McClure
Always Moving

46 Innis Avenue, Newtownabbey, BT37 9ET

Offers Over £109,950

- Meticulously presented mid terrace in highly popular and convenient location
- Lounge, open plan to: dining room
- Shower room
- Double glazing in uPVC frames
- Ideal first time buy, family home or investment opportunity
- 3 Bedrooms
- Modern kitchen with a range of high and low level units
- Oil fired central heating
- Enclosed to both front and rear of property

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We are delighted to present this meticulously maintained and well presented mid terrace property, ideally situated within a highly popular and convenient location. Offering well proportioned accommodation throughout, this attractive home is perfectly suited to first time buyers, families, or investors seeking a sound investment opportunity.

The property comprises a welcoming lounge which is open plan to the dining room, creating a bright and versatile living space ideal for both everyday living and entertaining. The modern kitchen is fitted with a range of high and low level units, providing excellent storage and functionality. There are three well proportioned bedrooms, complemented by a contemporary shower room. Further benefits include oil-fired central heating, double glazing within uPVC frames, and the property having been rewired in 2015. Externally, the home is enclosed to both the front and rear, offering private and manageable outdoor space.

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Council Tax Band: Northern Ireland

Ground Floor

Entrance Hall

Lounge
12'0 x 9'11
Open plan with:

Dining Room
14'6 x 11'1

Kitchen
10'11 x 7'3
Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, uPVC back door, stainless steel extractor hood, space for cooker point, plumbed for washing machine, wall tiling

First Floor

Landing
Access to floored roofspace

Bedroom (1)
10'8 x 10'5 (Plus built in wardrobes)
Built in wardrobes, hot press with insulate copper cylinder

Bedroom (2)
13'11 x 8'11

Bedroom (3)
10'4 x 9'8
Built in storage

Shower Room
Thermostatically controlled power shower, glazed shower screen, low flush W/C, pedestal wash hand basin with mixer tap, tiled flooring, panelled ceiling, chrome heated towel rail, wall tiling

Outside
Front: In stones
Rear: Enclosed to rear, in stones, plants and shrubs, uPVC fascia and rainwater goods, storage shed with boiler and uPVC oil tank

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.

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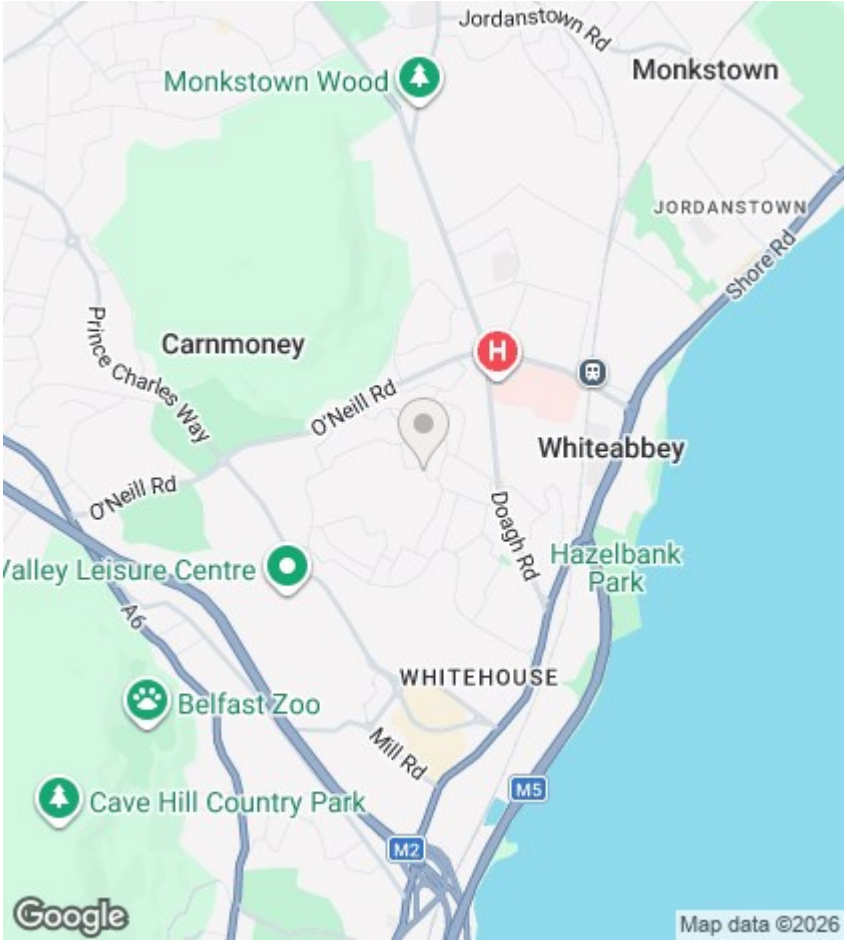
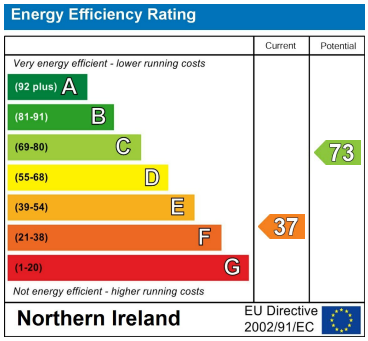


Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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