



## 9 Woodland Drive, Newtownabbey, BT37 9QD

Offers Over £119,950

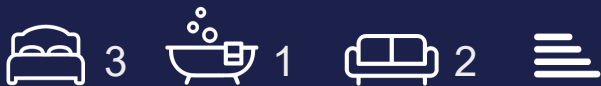
- Mid-terrace property in a highly popular & convenient residential location
- 3 Bedrooms
- Lounge
- Separate dining room
- uPVC double glazing/ Oil fired central heating
- Enclosed garden to rear
- Kitchen
- Accessible shower room
- Landscaped garden to front
- Ideally situated close to local amenities & transport links

# 9 Woodland Drive, Newtownabbey BT37 9QD

9 Woodland Drive is a mid-terrace property situated in a highly popular and extremely convenient residential location in Rush Park, Newtownabbey.

Internally, the property comprises a spacious lounge, separate dining room, kitchen, three well-proportioned bedrooms and an accessible shower room. Externally, the property benefits from a landscaped garden to the front and a fully enclosed garden to the rear. Additional benefits include double glazing in UPVC frames and oil fired central heating.

This home is sure to appeal to a wide range of purchasers from first-time buyers to investors due to its convenient location. Properties in this area don't hang around for long, so early viewing is strongly advised.



Council Tax Band: Northern Ireland



## **Ground Floor**

### **Entrance Hall**

uPVC front door with privacy glass insert and surround, ceiling cornicing, laminate wood flooring

### **Lounge**

14'9 x 12'0 (at max)

Laminate wood flooring, feature fireplace with stone hearth & surround, mahogany mantle, inset electric fire, ceiling cornicing

### **Kitchen**

11'2 x 7'3

Range of high and low level units and round edge worksurfaces, single bowl stainless steel sink unit with mixer tap and drainer, plumbed for washing machine, space for oven/ hob, space for fridge freezer, extractor fan, panelled ceiling, ceramic tiled flooring, uPVC double glazed door to back garden, understairs storage cupboard

### **Dining Room**

11'2 (at max)x 11'2

Ceiling cornicing

## **First Floor**

### **Landing**

Access to roofspace, ceiling cornicing

### **Bedroom (1)**

13'7 x 9'6

Built in storage cupboard, ceiling cornicing

### **Bedroom (2)**

12'2 x 9'10 (at max)

Built in storage cupboard, ceiling cornicing

### **Bedroom (3)**

9'11 x 9'1 (at max)

Ceiling cornicing

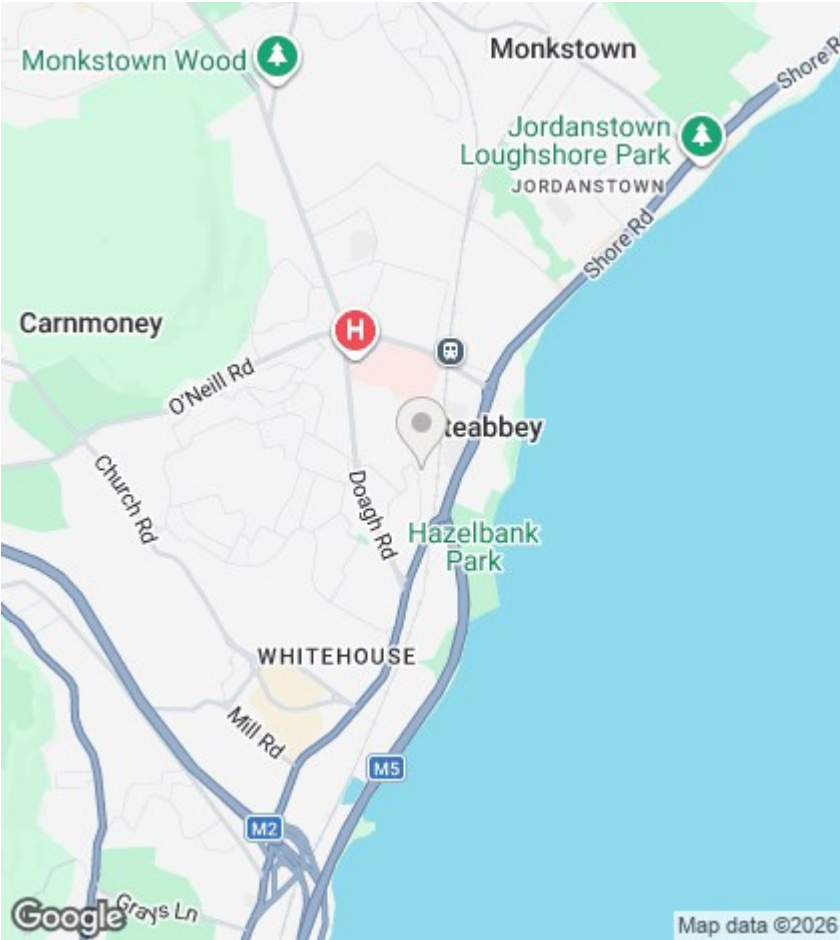
### **Bathroom**

3 Piece shower room comprising push button W/C, heated towel rail, pedestal wash hand basin with mixer tap and underbasin storage, accessible shower with electric shower unit, wall tiling, extractor fan

### **Outside**

Landscaped front garden with attractive paviours & stone border, paved pathway

Enclosed rear finished in paviours, outside light and tap, PVC oil storage tank, outhouse with light and oil boiler housing



Directions

Viewings

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

EPC Rating:

| 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                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Northern Ireland                            | EU Directive 2002/91/EC |           |