



90 Arthur Avenue, Newtownabbey, BT36 7EJ

Offers Over £199,950

- Semi detached villa in highly popular residential cul de sac
- Spacious lounge
- Open plan casual dining area with patio doors to rear
- Double glazing in uPVC frames
- Enclosed neat garden in lawn and decking
- 3 Bedrooms (master with ensuite shower room)
- Shaker style fitted kitchen
- White bathroom suite
- Gas fired central heating
- Ideal first time buy

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Set within a highly popular residential cul-de-sac, this beautifully presented three-bedroom semi-detached villa offers stylish, ready-to-move-in accommodation throughout and would make an ideal first-time purchase. The property features a spacious lounge, complemented by a modern Shaker-style fitted kitchen and an open-plan casual dining area with patio doors opening onto the enclosed rear garden, laid to a combination of lawn and decking. There are three well-proportioned bedrooms, with the master benefiting from an ensuite shower room, alongside a contemporary white bathroom suite. Further benefits include double glazing within uPVC frames and gas-fired central heating. Presented to an excellent standard throughout, early viewing is strongly advised to fully appreciate the quality, space and location on offer.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Composite front door, ceramic tiled flooring

Cloaks

Low flush W/C, pedestal wash hand basin, tiled splash back, ceramic tiled flooring

Lounge

18'7 (into bay) x 10'7
Laminate wood flooring

Kitchen

17'3 x 11'0
Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps and vegetable sink, built in stainless steel oven and gas hob, stainless steel extractor fan and canopy, gas fired boiler, wall tiling, ceramic tiled flooring, open plan casual dining area with patio doors to rear

First Floor

Landing

Access to roofspace
Roofspace is fully floored for storage, Velux window, eaves storage, shelved linen cupboard, light and power

Bedroom (1)

13'11 (max) or 12'10 (min) x 9'9

Ensuite Shower Room

Glazed shower cubicle with feature rainfall shower and separate handheld shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, extractor fan

Bedroom (2)

10'5 x 9'10

Bedroom (3)

10'4 x 7'1 (at max)
Including built in robe, Velux window

Bathroom

White suite comprising panelled bath, telephone hand shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, Velux window, extractor fan

Outside

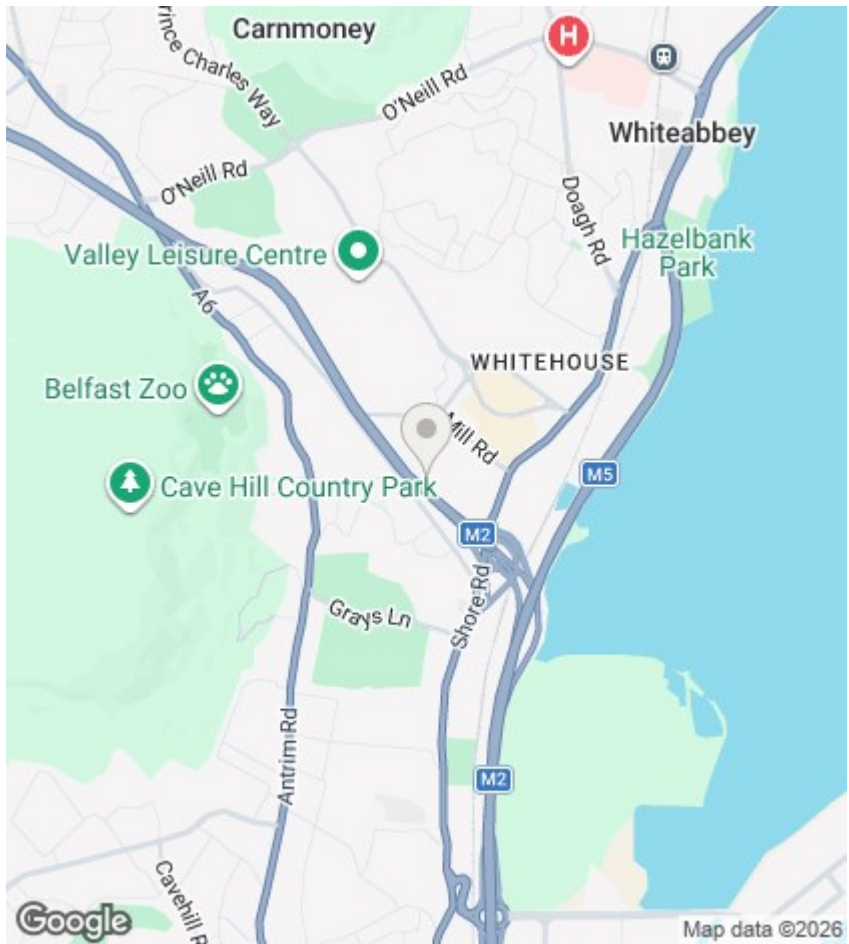
Front in lawn, plants and shrubs
Tarmac driveway to side

Enclosed garden to rear in lawn, plants and shrubs, paved patio area, raised decked patio area, outside light and tap, external sockets, 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 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	74	75
(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