McMillan McClure
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5 Dillons Grange Dillons Avenue, Newtownabbey, BT37 0HU

Offers Over £169,950

- Immaculately presented second floor apartment in highly popular location
- Modern fitted kitchen, open plan with lounge
- Gas fired central heating
- Communal gardens/car parking
- Ideal first time buy or investment opportunity
- 2 Bedrooms
- Modern shower room
- Double glazing in uPVC frames
- Lift in building

11 Portland Avenue, Glengormley, Newtownabbey, County Antrim, BT36 5EY
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Situated in a highly popular and convenient location, this well presented second floor apartment offers an excellent opportunity for first-time buyers, downsizers and investors alike. The property comprises two well proportioned bedrooms, a comfortable lounge and a modern fitted kitchen, providing practical and contemporary living accommodation. The modern shower room and separate W/C have been carefully configured to make the most of the available space. Further benefits include gas fired central heating, double glazing in uPVC frames and the convenience of a communal lift. Externally, the property also benefits from an allocated car parking space. With its appealing layout, desirable location and excellent range of features, this apartment represents an ideal buy for any purchaser.

2 2 1 B

Council Tax Band: Northern Ireland







Communal Entrance Hall

Second Floor

Apartment Entrance Hall
Access to floored roofspace with gas boiler, built in storage cupboard, laminate wood flooring, downlighters

Modern Fitted Kitchen/Lounge
27'3 x 12'5
Kitchen: Range of high and low level units, round edge worksurfaces, single drainer sink unit with mixer taps and vegetable sink, downlighters, built in stainless steel oven, inlaid hob, modern extractor hood, space for dishwasher, space for fridge freezer, open to:
Lounge: Laminate wood flooring, downlighters

Bedroom (1)
14'3 x 10'11
Laminate wood flooring

W/C
Low flush W/C, pedestal wash hand basin, ceramic tiled flooring, wall tiling, downlighters

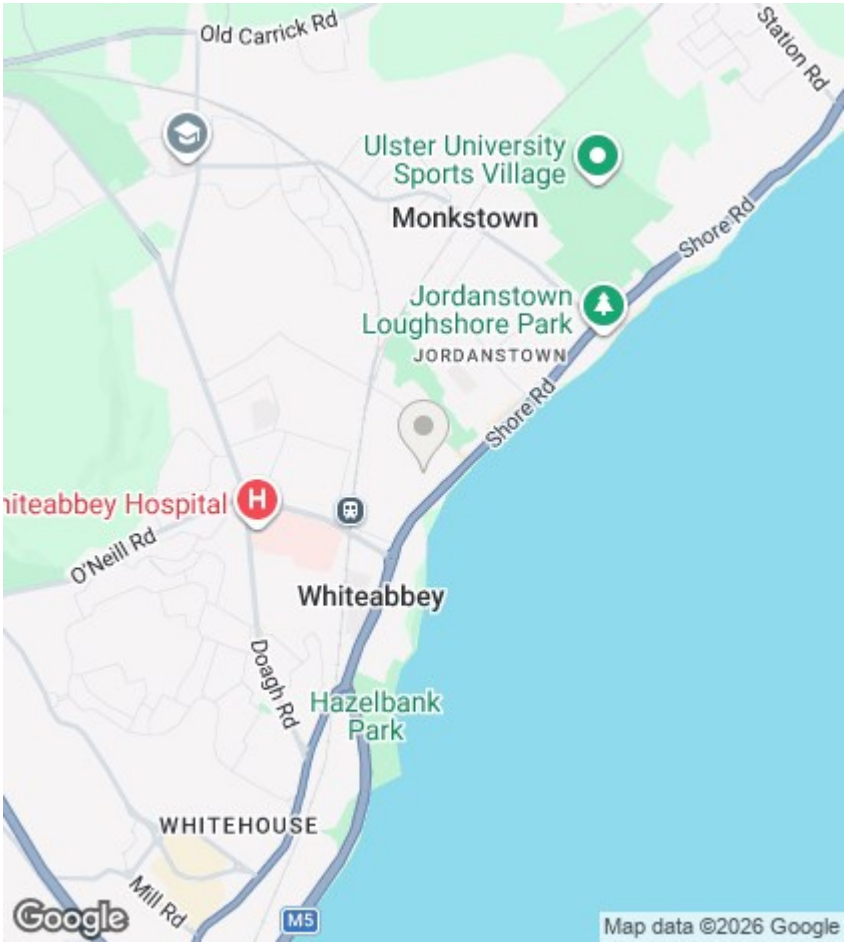
Bedroom (2)
12'7 x 10'11
Laminate wood flooring

Modern Shower Room
Shower unit with thermostatic controlled shower, rainwater effect shower head, glazed shower screen, vanity sink unit with mixer tap, separate storage units, plumbed for washing machine, space for tumbler dryer, chrome heated towel rail, extractor fan, downlighters

Outside
Communal gardens, car parking

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.



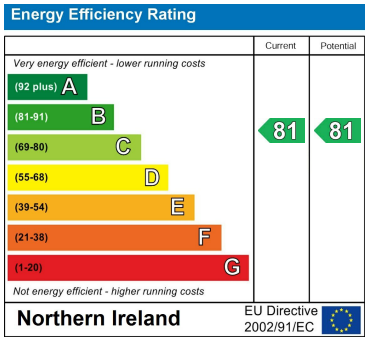
Directions

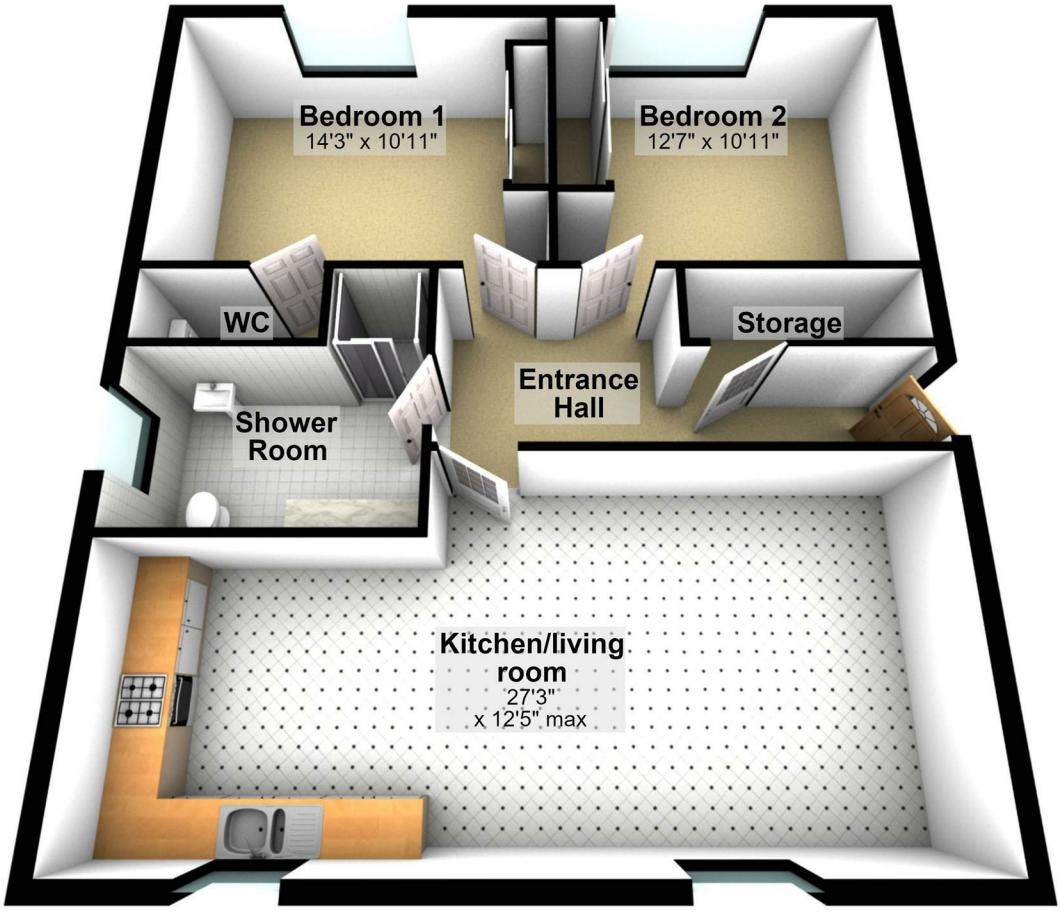
Viewings

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

EPC Rating:

B





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