



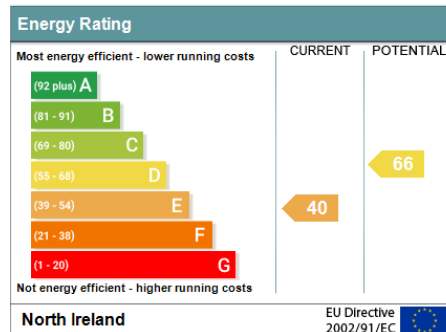
Fergus Properties
12 Green Street
CARRICKFERGUS, BT38 7DT
Telephone : 028 93 362346
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4 HILLVIEW AVENUE WEST

NEWTOWNABBEY, BT36 6AG



Address: 4 Hillview Avenue West, NEWTOWNABBEY, BT36 6AG
RRN: 0330-2639-0470-2795-6725



This Semi-Detached House is situated in the popular area of Hillview Avenue West, just off Hillview Avenue Newtownabbey. This house consists of Hallway, Lounge, kitchen and downstairs extension consisting of a Wet Room. On the first floor there is Three bedrooms and a family bathroom. The property has UPVC Double Glazed Windows and doors and Oil-Fired Central Heating. To the front is a driveway with garden area and a Detached Garage with up and over door and a large rear garden area. This property is an ideal investment opportunity and once works completed would be a lovely family home.

PRICE: OFFERS AROUND £99,950

NOTE: - These Particulars are given that they will not be construed as part of a contract conveyance or lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.

**Fergus Properties is the
longest Established
Independent Estate
Agents in Carrickfergus,
established 1976.**

We pride ourselves on the exceptional level
of customer service we provide to our
Buyers, Sellers, Landlords and Tenants.

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- Semi Detached House
- One Reception
- Three Bedrooms
- Ground Floor extension – Wet room.
- UPVC Double Glazed Windows and Doors
- Oil Fired Central Heating
- Driveway
- Detached Garage
- Gardens to front and rear.
- INVESTMENT OPPORTUNITY

ACCOMMODATION

UPVC Door leading to

HALLWAY

With Radiator.

LOUNGE 10'09" x 13'05"

With Feature fireplace and open fire inset with an electric
inset placed. Radiator. Wood flooring.

KITCHEN / DINING 17'01" x 12'07" (at widest)

With a range of high- and low-level units and ample
worktops. Built in electric hob and oven. Stainless steel
sink unit. Space for washing machine and fridge freezer.

WET ROOM 7'09" x 7'05"

A walk in wet room including Disabled Walk-in shower
with electric shower fitted, wash hand basin and low flush
W.C. Fully tiled. Radiator.

FIRST FLOOR

LANDING

With access to roof space.

Hot press cupboard with copper cylinder and storage
space.

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BEDROOM ONE 11'00" x 8'08"

With built in storage cupboard. Radiator. Overlooking rear of property.

BEDROOM TWO 10'11" x 11'03"

With built in storage cupboard. Radiator. Overlooking front of property.

BEDROOM THREE 8'03" x 8'06"

With built in storage cupboard. Radiator. Overlooking front of property.

OUTSIDE

FRONT

A walled garden area with driveway for off road parking. Garden laid in lawn.

SIDE

Driveway leading down to Detached Garage.

REAR

A large garden area paved and lawn.

DETACHED GARAGE 20'09" x 9'07"

With up and over door, light and power.

THIS PROPERTY HAS UPVC DOUBLE GLAZED WINDOWS AND DOORS AND OIL-FIRED CENTRAL HEATING.

THIS PROPERTY IS IN NEED OF INVESTMENT AND WHEN COMPLETE WILL MAKE A LOVELY HOME ON A GOOD SITE.

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ico.
Information Commissioner's Office



PROPERTY RATES (approx.) - £867.92
Tenure - LEASEHOLD - Approx £30 per annum

WE CAN CARRY OUT AN EPC ASSESSMENT IF YOU ARE SELLING OR RENTING YOUR PROPERTY.

PROPERTIES
fergus

Established

1976

FREE VALUATIONS

with no upfront fees.

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