



## 12 Forthill Grove, Newtownabbey, BT36 6QW

- Mid Terrace Property
- Lounge; Focal Point Fireplace
- Bathroom With Three Piece Suite
- Low Maintenance Gardens
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; Double Glazing
- Private Driveway To Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating F





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching fanlight over. Stairwell to first floor.

#### LOUNGE 14'3" x 13'8" (wps)

Focal point fireplace. Wood laminate floor covering.

#### KITCHEN THROUGH DINING ROOM 17'5" x 10'9" (wps)

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Built in wine rack. Splash back tiling to walls. Access to under stairs store. PVC double glazed door to rear garden.



## FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1 12'2" x 9'0" (plus recess)

Built in wardrobe. Access to hot press.

### BEDROOM 2 10'9" x 10'3"

Built in wardrobe. Wood laminate floor covering.

### BEDROOM 3 8'10" x 8'3"

### BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Part tiling to walls. Tiled floor.

### EXTERNAL

Low maintenance, front garden finished in decorative stone. Fully enclosed, low maintenance rear garden/yard, finished in concrete.

Double gates to rear allowing vehicular access/private driveway.

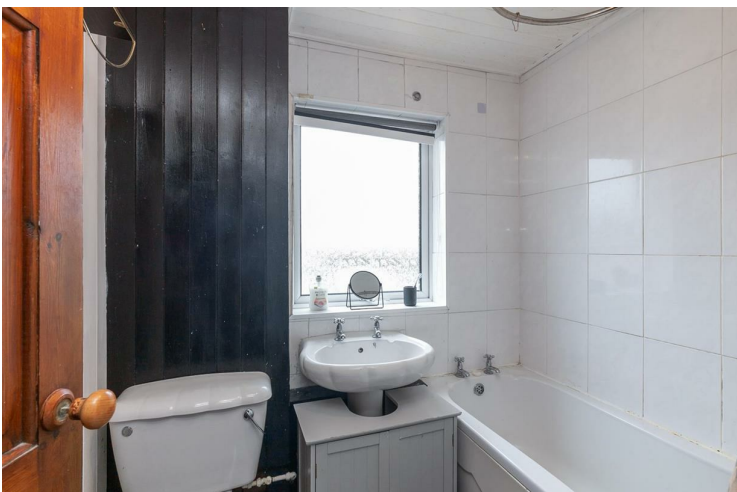
Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





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**Well presented, three bedroom, mid terrace property with low maintenance gardens front and rear, conveniently located within the Ballyduff area of Newtownabbey.**

**The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room, three well proportioned bedrooms, and bathroom with white three piece suite.**


**Externally, the property enjoys low maintenance front garden finished in decorative stone, fully enclosed, low maintenance rear garden/yard finished in concrete, and double gates to rear allowing vehicular access/private driveway.**

**Other attributes include oil fired central heating and double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>56</b>
(39-54) <b>E</b>		<b>32</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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