



20 INNIS AVENUE

Rathcoole
Newtownabbey BT37

- End Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Oil Heating
- Driveway & Gardens

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

Offers Over £99,950

20 Innis Avenue

Rathcoole, Newtownabbey, BT37 9ES



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door, wood laminate flooring, radiator

LOUNGE

12'6" x 14'11" (3.81m" x 4.55m")
Feature fireplace, tiled inset, mahogany surround, wood laminate flooring, radiator

DINING ROOM

9'3" x 8'4" (2.82m" x 2.54m")
Radiator, part open to kitchen

KITCHEN

8'5" x 6'0" (2.57m" x 1.83m")
Modern range of white high gloss

high and low level units, formica worktop, basin 1/2 stainless steel sink unit, built in oven, ceramic hob, extractor fan, plumbed for washing machine, partly tiled walls, radiator, pvc double glazed back door

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

11'3" x 9'7" (3.43m" x 2.92m")
Radiator

BEDROOM 2

12'2" x 8'4" at widest (3.71m" x 2.54m" at widest)
Radiator

BEDROOM 3

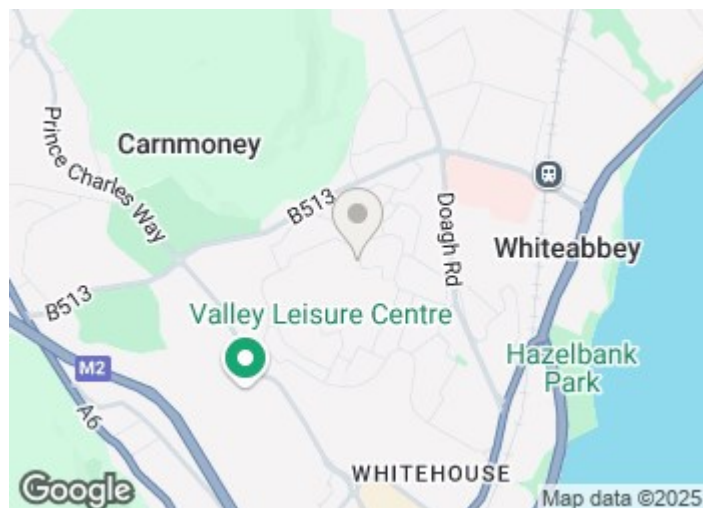
9'2" x 8'0" (2.79m" x 2.44m")
Radiator, built in cupboard

BATHROOM

White suite comprising panelled bath, electric shower above, screen, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

OUTSIDE

Driveway
Garden to front
Garden to side
Fully enclosed paved garden to rear
Outhouse with oil boiler
Oil tank



Directions



Floor Plan

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