



## 20 Innis Avenue Rathcoole, Newtownabbey, BT37 9ES

**Offers Over £99,950**

We are delighted to offer for sale this well presented end terrace which is located just off Derrycoole Way in the ever popular Rathcoole housing estate and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with feature fireplace, dining room part open to a modern white high gloss fitted kitchen with built in oven & hob and access to rear.

Upstairs there are three bedrooms and a bathroom with white suite

Other benefits include PVC double glazing and oil heating.

Outside there is a driveway, gardens to front and side in lawn and a fully enclosed paved garden to rear.

**Early viewing recommended !!**

# 20 Innis Avenue

## Rathcoole, Newtownabbey, BT37 9ES



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

### 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

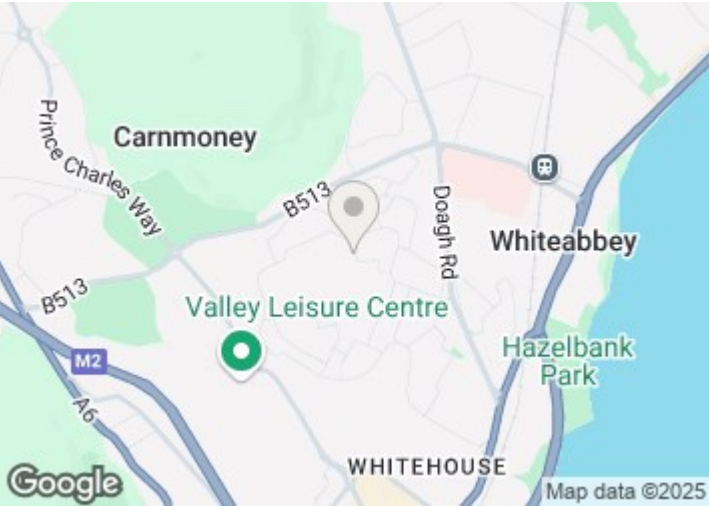
9'2" x 8'0" (2.79m" x 2.44m")  
Radiator, built in cupboard

##### 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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