

9 Kings Avenue, Newtownabbey, BT37 0DD



- End Terrace
- Three Well Proportioned Bedrooms
- Two Receptions
- Shaker Style Fitted Kitchen
- Modern White Bathroom Suite
- Equipped with a Mechanical Ventilation System
- Extensive Gardens to Side and Rear
- PVC Double Glazed/Gas Fired Central Heating
- Perfect Opportunity For the First Time Buyer
- Popular Convenient Location

PRICE Offers Over £114,950

Situated within a popular convenient location within walking distance of schools, shops and public transport. This three bedroom end terrace is well presented throughout incorporating an a spacious lounge, open into dining room, shaker style fitted kitchen, three well proportioned bedrooms and a modern white bathroom suite. Further benefitting from an Electromechanical ventilation system. Positioned on an extensive prime corner site with private gardens to side and rear. Perfect for first time buyers and early viewing is recommended.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into spacious entrance hall with tiled floor. Under stairs storage cupboard.

LOUNGE

12'5" x 11'9" (3.8 x 3.6)

Attractive feature stone fireplace with electric fire. Hardwood flooring. Open into

DINING ROOM

11'1" x 8'10" (3.4 x 2.7)

Hard wood flooring. Double glazed sliding doors to rear garden.

SHAKER STYLE FITTED KITCHEN

10'5" x 9'6" (3.2 x 2.9)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Space for free standing oven with overhead pull-out extractor fan. Plumbed for washing machine. Space for free standing fridge freezer. Part tiled walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

BEDROOM 1

11'5" x 10'9" (3.5 x 3.3)

Built in shelved storage cupboard. Built in wardrobe.

BEDROOM 2

11'5" x 8'6" (3.5 x 2.6)

Built in wardrobes.

BEDROOM 3

9'2" x 8'6" (2.8 x 2.6)

Built in storage.

MODERN FITTED BATHROOM

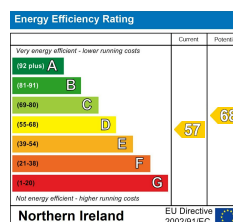
Comprising panel bath with fixed shower screen. Thermostatically controlled shower over bath. Pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor. PVC panelled walls.

OUTSIDE

Private enclosed pebbled garden to front for easy maintenance. Paved walkway to front door.

Extensive private mature garden to rear and side, laid in lawn. Screened by mature hedgerows.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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