

11 Hillview Avenue West, Newtownabbey, BT36 6AG

Offers Over £149,950

- Semi detached property in highly popular and convenient location
- Lounge with feature fire
- Bathroom
- Oil fired central heating
- uPVC fascia & rainwater goods
- 3 Bedrooms
- Open plan kitchen/dining room
- Double glazing in uPVC frames
- Driveway to front/enclosed garden to rear
- Located close to excellent schools, shops and frequent public transport links

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This 3 bedroom semi detached villa at 11 Hillview Avenue West offers excellent potential in a highly sought-after location. Inside, the property features a comfortable lounge and an open-plan kitchen/diner, providing a flexible space ideal for living. The bathroom serves the bedrooms well, and the layout offers a solid foundation for modernisation. Externally, the home benefits from off-road parking to the front, a generous rear garden perfect for outdoor enjoyment and a detached garage offering additional storage. Priced to reflect the need for updating, this property presents a fantastic opportunity for buyers looking to add value.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Understairs storage, laminate wood flooring, uPVC front door

LOUNGE

13'3" x 10'9"

Fireplace, tiled hearth, cornicing, built in storage

KITCHEN

17'3" x 8'6"

Range of high and low level units, round edge worksurfaces, circular sink unit with mixer tap, understairs storage, cooking point, stainless steel extractor fan

FIRST FLOOR

LANDING

Hot press with insulated copper cylinder, access to roofspace

BEDROOM (1)

10'11" x 8'6"

Built in wardrobe

BEDROOM (2)

11'11" x 8'4"

Laminate wood flooring, built in wardrobes

BEDROOM (3)

8'6" x 8'6"

Laminate wood flooring

BATHROOM

Bath unit, electric shower, low flush W/C, pedestal wash hand basin, wall tiling

OUTSIDE

Front: In lawn, driveway, hedges

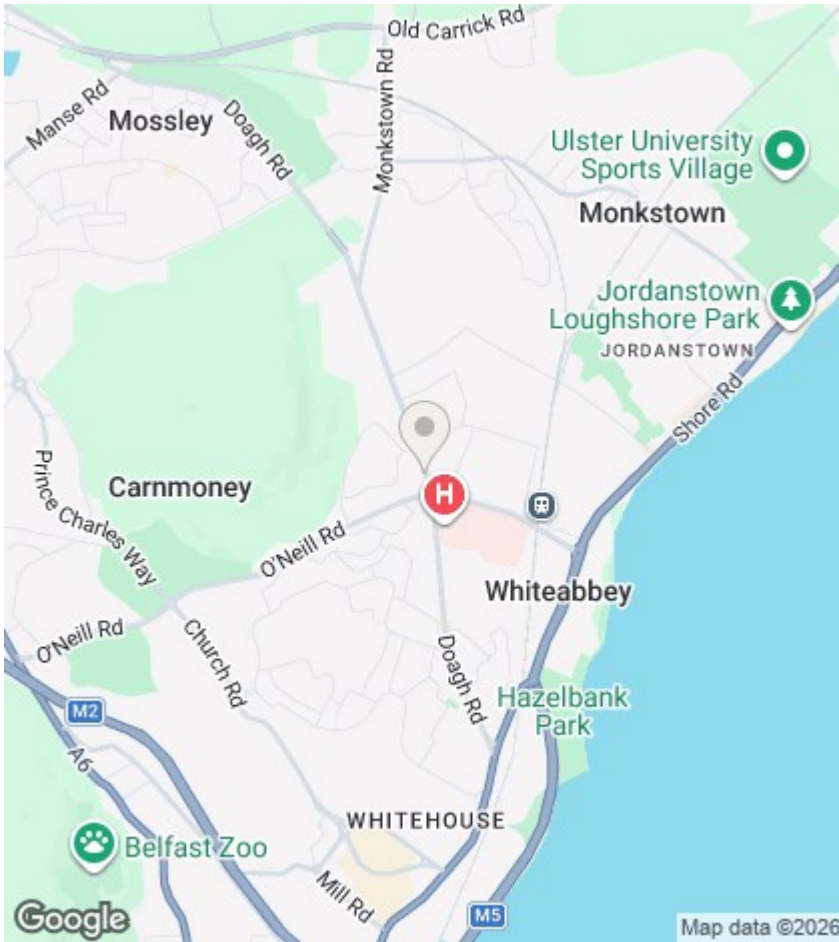
Side: Enclosed

Rear: In lawn, plants, hedges and shrubs, uPVC fascia and rainwater goods, uPVC oil storage tank, in paving

DETACHED GARAGE

15'3" x 9'9"

Up and over door, oil fired boiler, power and light, plumbed for washing machine



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	