



85 Circular Road, Jordanstown, Newtownabbey, BT37 0RD

Offers Over £99,950

- End terrace property in highly regarded residential area
- Lounge
- White bathroom suite
- Gas fired central heating
- Development potential (subject to necessary consents)
- One bedroom
- Fitted kitchen
- Double glazing
- Garden to side and rear

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Situated in a highly regarded location close to Whiteabbey Village, this one-bedroom end-terrace property offers an excellent opportunity for buyers seeking a home with potential. The property benefits from a garden to the side and rear, providing valuable outdoor space and scope for enhancement. Internally, the accommodation requires modernisation, making it ideal for those looking to put their own stamp on a home or for investment purposes.

Of particular note, planning permission was previously granted in 2008 for a double storey extension (now expired), indicating the property's potential for further development, subject to the necessary approvals. Additional benefits include gas-fired central heating.

Early viewing is recommended to fully appreciate the opportunity this property presents.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Laminate wooden floor.

LOUNGE

10'1" x 9'5"

Laminate wooden floor.

KITCHEN

11'11" x 6'8"

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, built in stainless steel oven and hob unit, wall tiling, ceramic tiled floor, gas fired boiler, pine panelled ceiling, downlighters.

FIRST FLOOR

LANDING

BEDROOM 1

10'1" x 9'3"

Plus built in robe, laminate wooden floor.

BATHROOM

White suite comprising panel bath, glazed shower screen, thermostatically controlled shower, low flush wc, pedestal wash hand basin, wall tiling.

OUTSIDE

Gardens to side and rear.

Tenure - Leasehold.

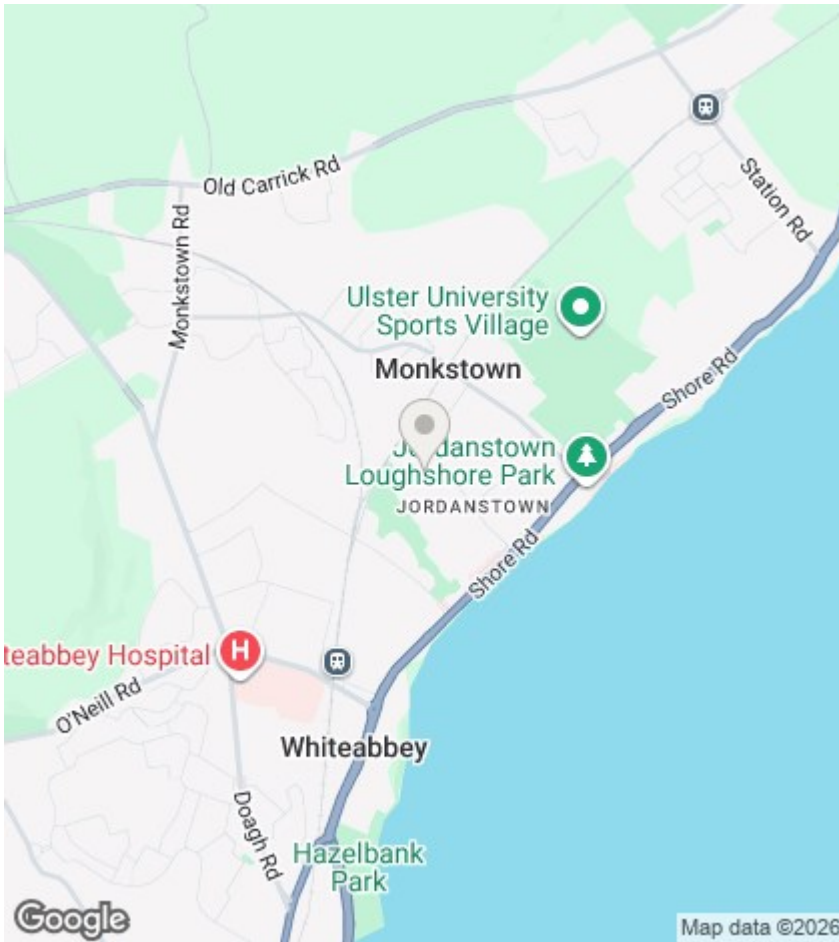
Broadband & mobile checker for Northern Ireland
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary.

We are happy to provide clarification on any specific points upon request. All measurements are given as approximate.

Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their

condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	