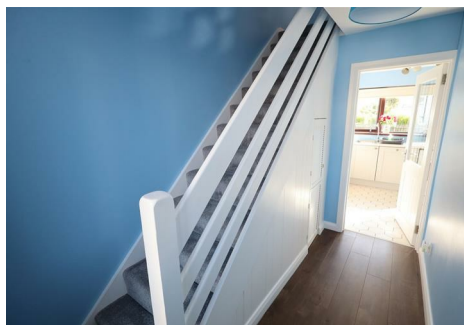




37a Kings Avenue, Newtownabbey, BT37 0DE

Offers Over £129,950

- End terrace property in popular residential location
- Lounge through to dining area
- Deluxe shower room
- Oil fired central heating
- Ideal first time buy
- 3 Bedrooms
- Open plan modern kitchen
- Double glazing in uPVC frames
- Generous garden to rear

37a Kings Avenue, Newtownabbey BT37 0DE

This attractive end terrace property is ideally situated in a popular residential location, making it a fantastic opportunity for first-time buyers. The home benefits from double glazing in uPVC frames and oil-fired central heating, ensuring comfort and efficiency throughout. Inside, the property offers three bedrooms, along with a lounge that flows seamlessly through to the dining area, creating a versatile living space perfect for both relaxing and entertaining. The open plan modern kitchen is stylishly presented and designed with practicality in mind. A deluxe shower room adds a touch of luxury to the home. Externally, the property boasts a generous garden to the rear, providing ample outdoor space for families, gardening, or social gatherings. Combining convenience, comfort, and modern features, this property represents an excellent opportunity to step onto the property ladder in a sought-after area.



Council Tax Band: Northern Ireland



GROUND FLOOR

ENTRANCE HALL

Composite front door, laminate wood flooring, understairs storage

LOUNGE

12'2" x 10'5"

Laminate wood flooring, wired for wall lights, built in shelving, open to:

KITCHEN

18'9" x 9'0"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, built in stainless steel oven and hob, extractor fan, plumbed for washing machine, integrated dishwasher, wall tiling, ceramic tiled flooring, open plan to casual dining area with laminate wood flooring

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM (1)

11'11" x 9'0"

Including hot press with insulated copper cylinder, views towards knockagh

BEDROOM (2)

10'7" x 9'8"

BEDROOM (3)

7'3" x 5'4"

Plus built in robe

SHOWER ROOM

Glazed shower cubicle with Triton electric shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring

OUTSIDE

Garden to front

Generous garden to rear in lawn, paved patio area, oil fired boiler, PVC oil storage tank, outside light and tap

Disclaimer / Additional Information

Tenure - Leasehold.

Broadband & mobile checker for Northern Ireland

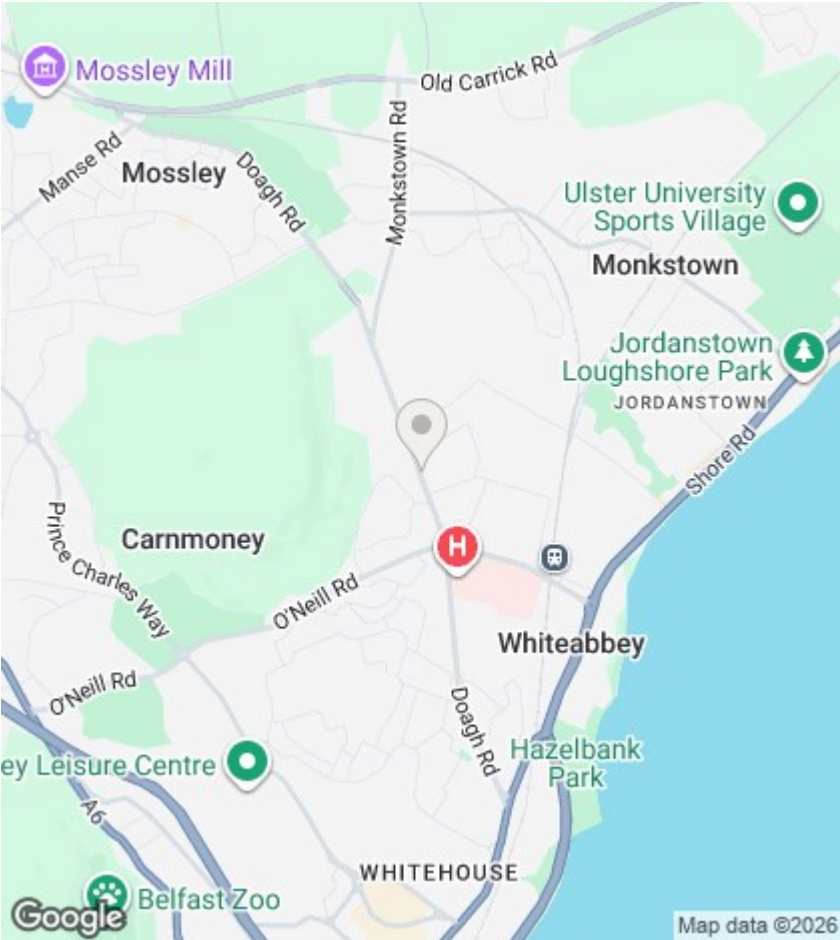
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

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	57	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC