



## 61 Kings Avenue, Newtownabbey, BT37 0DE

£114,950

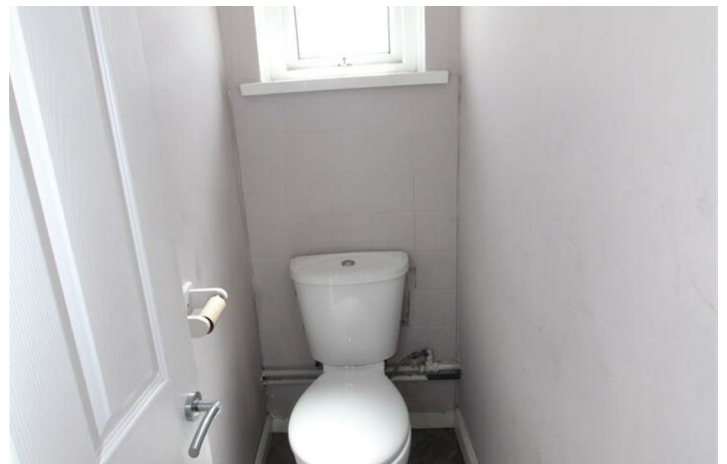
- Mid terrace in popular residential cul de sac
- 2 Separate reception rooms
- White bathroom suite with separate W/C
- Oil fired central heating
- Ideal first time buy or investment opportunity
- 3 Bedrooms
- High gloss fitted kitchen
- Double glazing in uPVC frames
- Garden to rear

# 61 Kings Avenue, Newtownabbey BT37 0DE

Situated within a popular residential cul-de-sac, this mid-terrace property offers spacious and well-presented accommodation ideal for first-time buyers or investors alike. The home boasts three well-proportioned bedrooms, along with two separate reception rooms providing flexible living and dining space. A modern high gloss fitted kitchen adds a stylish touch, while the white bathroom suite is complemented by a separate W/C for added convenience. Further benefits include double glazing in uPVC frames and oil-fired central heating throughout. Externally, the property enjoys a rear garden, perfect for relaxing or entertaining. Conveniently located close to local amenities, schools, and transport links, this charming home presents an excellent opportunity to acquire a comfortable and practical property in a sought-after residential setting.



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hall

uPVC front door, laminate wood flooring, understairs storage

### Lounge

12'8 x 11'9

Laminate wood flooring, feature cast iron fireplace and slate tiled hearth, open fire

### Dining Room

11'8 x 8'10

Laminate wood flooring

### Kitchen

11'8 x 9'9

Range of high and low level high gloss units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, plumbed for washing machine, plumbed for dishwasher, wall tiling, larder storage

## First Floor

Landing

### Bedroom (1)

11'8 x 11'1 (at max)

Including hot press with insulated copper cylinder, plus separate built in robe, laminate wood flooring

### Bedroom (2)

11'9 x 9'5

Laminate wood flooring

### Bedroom (3)

9'5 x 8'7

Including built in robe, laminate wood flooring

## Bathroom

White suite comprising panelled bath, Mira electric shower, pedestal wash hand basin, PVC panelled walls and ceiling

## Separate W/C

Low flush W/C, wall tiling

## Outside

Paved to front, in stones

Enclosed garden to rear, in lawn, boiler house with oil fired boiler, PVC oil storage tank, outside tap

## Disclaimer/ Additional information

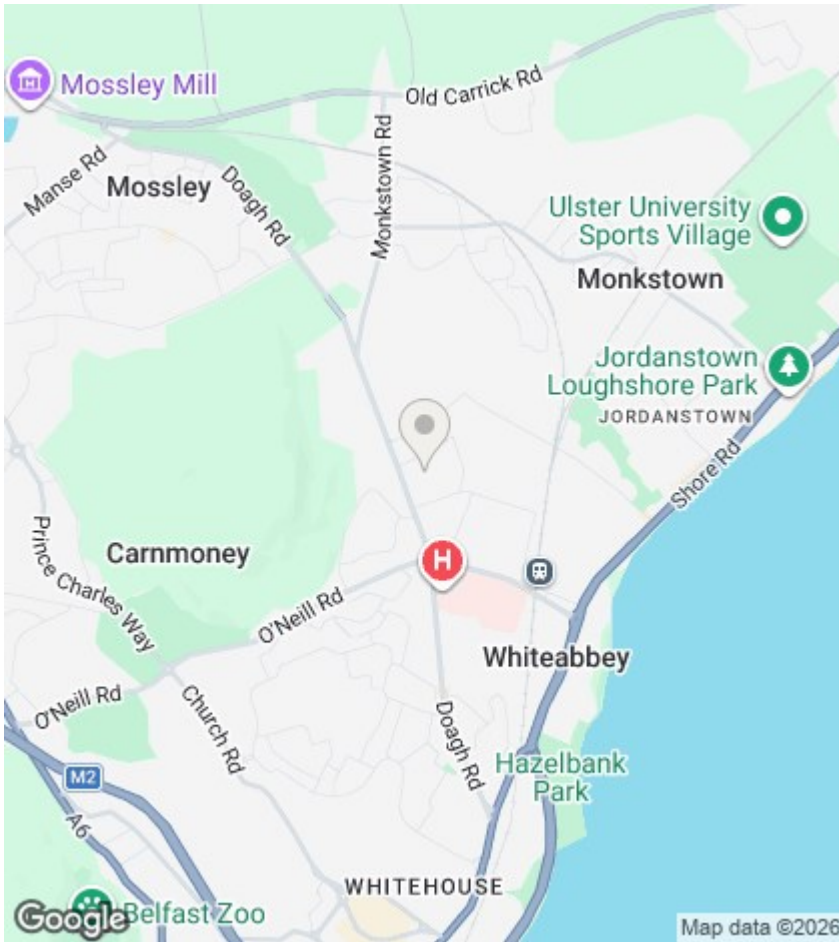
The information contained within these particulars is intended as a guide only. Although prepared with

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 are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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:

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