

41 Fairview Avenue, Newtownabbey, BT36 6PT



- Semi Detached
- 3 Bedrooms
- 1+ Receptions
- Luxurious Open Plan Kitchen/ Dining Aspect
- Highly Regarding Established Location
- Fully Floored And Sheeted Roof Space
- Detached Garage With Ample Parking
- Gas Central Heating/ PVC Double Glazed Windows
- Beautifully Presented Throughout
- Excellent First Time Buy



PRICE Offers Over £139,950

Positioned within a popular convenient location close to shops, schools and public transport this beautifully maintained semi detached will ideally suit the first time buyer searching for a home with a high level of finish and internal specification at realistic price.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into:-

WELL PRESENTED ENTRANCE HALL

With tiled floor.

LOUNGE 14'7" x 12'7"

Feature picture window enjoying open aspect. Quality light oak effect laminate plank flooring.

OPEN PLAN KITCHEN/ DINING 18'0" x 10'9"

Equipped with a comprehensive range of shaker style fitted units with contrasting work surfaces. Stainless steel sink unit with swan neck tap. Integrated oven with 4 ring hob with overhead extractor fan housed in stainless steel canopy with glass hood. Plumbed for automatic washing machine. Quality laminate flooring. Twin French doors to private garden.

FIRST FLOOR

BEDROOM 1 11'9" x 10'6"

Laminate flooring. Built in twin wardrobes. Open aspect towards Green.

BEDROOM 2 10'3" x 9'2"

Laminate flooring.

BEDROOM 3 7'8" x 5'3"

Laminate flooring.

LUXRUIOUS MODERN SHOWER ROOM

Comprising wash hand basin in modern vanity unit with mono block tap, button flush w.c. and fully tiled open large shower enclosure with Drench style shower and shower attachment.

LANDING 18'2" x 11'3"

At max. Access to floored and sheeted roof space with twin velux windows. Excellent storage facility.

OUTSIDE

Neat well maintained garden to front in lawn.

Driveway with ample parking to:-

DETACHED GARAGE 19'2" x 12'2"

Up and over door. Power and light.

Private enclosed garden to rear with paved walkway. Screened by perimeter fence.

Feature raised decked area to rear enclosed garden. Perfect for family barbeques.

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

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