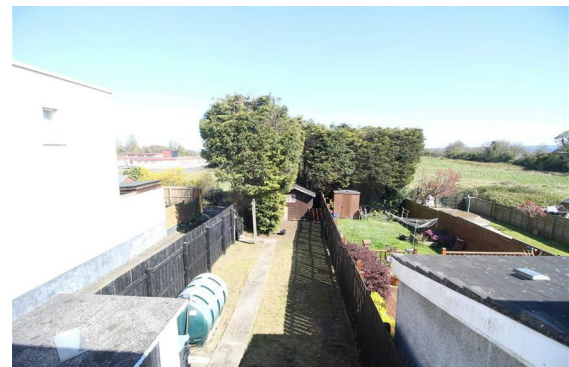


39 Abbots Gardens, Newtownabbey, BT37 9QZ



- **Semi Detached**
- **2 Bedrooms**
- **1 Reception Room**
- **Highly Regarded Convenient Location**
- **Extensive Private Mature Garden To Rear**
- **PVC Double Glazed Windows**
- **Deluxe Modern Family Bathroom**
- **Superb Quality Shaker Kitchen**
- **Oil Fired Central Heating**
- **Beautifully Presented Throughout**

PRICE Offers Around £94,950

Positioned on an extensive mature site. This superb semi detached will interest the first time buyer searching for a beautifully maintained semi detached in a highly regarded established residential location close to schools, shops and public transport.

>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 feature painted panelled walls to first floor.

LOUNGE 13'10" x 12'6"

Quality laminate flooring.

QUALITY SHAKER FITTED KITCHEN 15'9" x 8'0"

Equipped with a range of high and low level fitted shaker style units with contrasting work surfaces. Single drainer sink unit. Space for freestanding cooker. Overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine. Complementary wall tiling Metro brick. PVC double glazed door to garden.

FIRST FLOOR

BEDROOM 1 13'6" x 11'0"

At max. Built in double wardrobe. Feature cast iron fireplace.


BEDROOM 2 10'8" x 9'0"

DELUXE MODERN BATHROOM

Comprising wash hand basin housed in modern vanity unit with mono block tap, panelled bath with shower attachment and button flush w.c. Fully tiled walls and tiled floor.

OUTSIDE

Neat well maintained garden to front screened by perimeter fence.
Extensive private garden to rear in lawn with outside fuel store.

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

IMPORTANT NOTE TO ALL PURCHASERS:

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None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

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