

48 Forthill Drive, Newtownabbey, BT36 6QS



- Townhouse
- 3 Bedrooms
- 1+ Reception
- PVC Double Glazed Windows
- Open Aspect To Front
- Excellent First Time Buy
- Modern Shaker Kitchen
- Modern Family Bathroom
- Gas Fired Heating
- Beautifully Presented Throughout

PRICE Offers Over £84,950

Positioned within a popular location this well maintained townhouse is ideally suited to a first time buyer searching for a home with low outgoings at a realistic price. With a modern walnut effect shaker kitchen and modern family bathroom suite and enjoying an open unspoilt aspect an early viewing is highly recommended.

>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:-

ENTRANCE HALL

LOUNGE 14'0" x 13'0"

At max. Inglenook fireplace with cast iron multi fuel stove and granite tiled hearth. Quality walnut effect laminate plank flooring.

DELUXE SHAKER KITCHEN 11'9" x 10'10"

Equipped with a comprehensive range of high and low level fitted shaker units in walnut effect finish with coordinating worksurfaces. Single drainer stainless steel sink unit. Integrated oven with 4 ring hob with overhead extractor fan housed in stainless steel canopy with stainless steel splashback. Plumbed for washing machine. Tiled floor. Open plan to:-

REAR HALL 5'1" x 10'8"

Understairs storage cupboard. Tiled floor. PVC double glazed door to rear.

FIRST FLOOR

BEDROOM 1 11'2" x 10'3"

Built in wardrobe.

BEDROOM 2 11'0" x 12'1"

At max. Built in wardrobe. Open aspect to front.

BEDROOM 3 9'1" x 8'3"

Built in wardrobe. Open aspect to front.


MODERN BATHROOM

Comprising button flush w.c, pedestal wash hand basin and panelled bath. Fully tiled walls. Tiled floor.

OUTSIDE

Neat garden to front in lawn.

Private enclosed garden to rear.

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	

IMPORTANT NOTE TO ALL PURCHASERS:

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