38 Queens Avenue, Newtownabbey, BT36 5HU

- **End Terrace House**
- **3 Bedrooms**
- **1+ Reception Room**
- **Modern High Gloss Kitchen**
- **Deluxe Modern Family Bathroom**
- **Oil Fired Central Heating**
- **Double Glazed Windows**
- **Popular Convient Location**
- **Excellent First-Time Buy**

PRICE Offers Over £84,950

Positioned within a convenient location close to local amenities, schools and public transport. This property boasts a recently installed high-gloss kitchen and deluxe modern bathroom suite, ideal acquisition for a first time buyer or investors alike.

>Sales >New Homes >Commercial >Rentals >Mortgages

ACCOMMODATION

GROUND FLOOR

Entrance door into:-

SPACIOUS HALL
Laminate flooring.

OPEN PLAN LIVING ROOM 12'6" x 12'0"
At widest points. Feature modern fireplace with wooden surround and tiled heart. Oak Effect Laminate Flooring Extending through arch into:

DINING ROOM 10'5" x 9'6"
Oak-Effect Laminate flooring.

MODERN HIGH GLOSS KITCHEN 9'6" x 8'10"
Range of high and low level units with contrasting work surfaces. Integrated oven with four ring hob. Overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine. Space for fridge freezer. Space for tumble dryer. Laminate flooring. Complementary metro brick wall tiling. Door to rear.

FIRST FLOOR

MODERN THREE PIECE BATHROOM
Comprising button flush w.c, pedestal wash hand basin with mono bloc tap and panelled bath with electric shower over. Laminate flooring. Complementary wall tiling. Feature towel radiator.

BEDROOM 1 12'6" x 9'6"
At widest points. Laminate flooring.
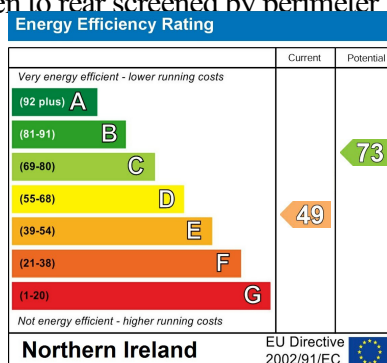
BEDROOM 2 12'5" x 9'6"
Laminate flooring.

BEDROOM 3 9'8" x 9'4"
At widest points. Laminate flooring.

OUTSIDE
Neat garden to front & side, laid in lawn with paved walkway screened by perimeter fence. Low-maintenance private enclosed garden to rear screened by perimeter fence and wall

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland — EU Directive 2002/91/EC

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

PRS Property Redress Scheme