

## **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.*

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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

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.

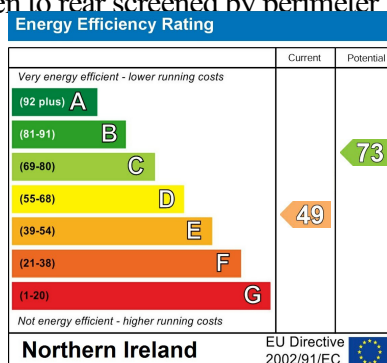
#### BEDROOM 3 9'8" x 9'4"

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



### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**

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