

27 Queens Crescent, Newtownabbey, BT36 5HY



- End-Terrace Property
- 3 Bedrooms
- 2 Receptions
- Quality Fitted Kitchen With Contrasting Worksurfaces
- Family Bathroom Suite
- Neat Garden To Front
- Private Enclosed Courtyard To Rear
- Double Glazed
- Gas Fired Central Heating
- Popular, Convenient Location

PRICE Offers Around £74,950

Positioned within close proximity to a host of local amenities, schools, leisure facilities and transport options. This three-bedroom end-terrace enjoys a well-planned living layout, three well-proportioned bedrooms and a fully paved private enclosed courtyard to rear suitable for evening entertaining. An excellent opportunity at a realistic price, early viewing is recommended to avoid disappointment.

> Sales > New Homes > Commercial > Rentals >

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

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

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel : (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed door with twin panels. Understairs storage cupboard.

LOUNGE 12'11" x 12'3"

At widest points. Feature fireplace with tiled hearth. Archway into:-

DINING ROOM 10'3" x 9'6"

KITCHEN 10'3" x 9'6"

Fitted kitchen with a comprehensive range of high and low level units with contrasting work surfaces. One and half bowl sink unit with mixer tap. Integrated 4 ring hob and oven. Integrated fridge freezer. Extractor fan housed in matching canopy. Space for washing machine. Tiled floor. Fully tiled walls.

FIRST FLOOR

FAMILY BATHROOM SUITE

Comprising panelled bath with shower attachment, pedestal wash hand basin with mixer tap and button flush w.c. Fully tiled walls.

BEDROOM 1 12'3" x 9'6"

BEDROOM 2 9'3" x 12'6"

At widest points. Built in wardrobe.


BEDROOM 3 9'3" x 9'2"

At widest point. Large storage cupboard.

OUTSIDE

Easy maintained fully paved garden to rear, screened by perimeter fence.

Neat garden to front laid in lawn and stocked with a variety of mature shrubs. Paved walkways screened by perimeter fence.

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

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

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

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.