

16 Queens Avenue, Newtownabbey, BT36 5HU



- **Superb Mid-Terrace Property**
- **Beautifully Presented Throughout**
- **3 Bedrooms**
- **1 Reception**
- **Modern Black High Gloss Kitchen With Contrasting Worksurfaces**
- **Contemporary Family Bathroom Suite**
- **Popular, Convenient Location**
- **Gas Fired Central Heating**
- **PVC Double Glazed**

PRICE Offers Over £94,950

Beautifully presented throughout this mid-terrace property enjoys a modern fitted black high gloss kitchen with contrasting worksurfaces, a contemporary family bathroom suite and three well-proportioned bedrooms. Situated within close proximity to a host of local amenities, schools and transport options. Suited to a variety of purchasers, early viewing is advised to avoid disappointment.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

ACCOMODATION

GROUND-FLOOR

ENTRANCE HALL

LOUNGE 12'4" x 12'4"

(At widest points) Laminate flooring

MODERN KITCHEN WITH CASUAL DINING ASPECT 15'11" x 9'7"

(At widest points) Modern Black high gloss kitchen with complementary worksurfaces equipped with a comprehensive range of high & low level units. 1.5 granite sink unit with Monobloc tap, integrated 4 ring hob, eye-level oven & grill, fridge freezer & stainless steel extractor fan with glass hood. Space for washing machine and dish washer. Tiled floor. Recessed spotlights.

REAR HALL

Tiled floor, PVC Double glazed door to rear.

FIRST FLOOR

CONTEMPORARY FAMILY BATHROOM SUITE

Comprising panelled bath with fixed shower screen & shower attachment over. Pedestal wash hand basin with Monobloc tap, button flush W.C, feature towel radiator, PVC panelled walls & ceiling, tiled floor, recessed spotlights.

BEDROOM 2 12'4" x 9'6"

Laminate flooring.

BEDROOM 1 12'5" x 9'4"

(At widest points) Laminate flooring, built-in mirrored wardrobe.

BEDROOM 3 12'5" x 9'2"

(At widest points) Laminate flooring

OUTSIDE

Neat garden to front laid in lawn with paved walkways screened by perimeter fence.

Private enclosed rear garden laid in lawn with paved walkways screened by perimeter fence.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

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