

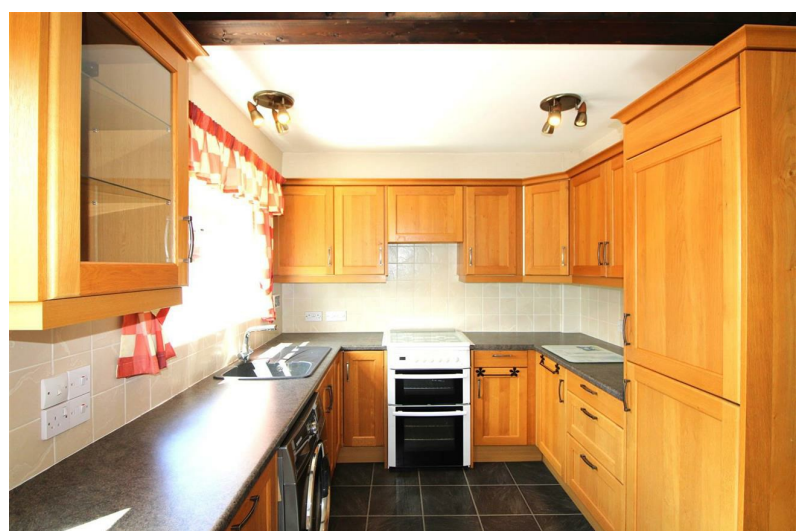


58 Kings Avenue, Newtownabbey, BT37 0DE

- Mid Terrace
- Lounge; Focal Point Fireplace
- Shower Room With White Suite
- PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Fired Central Heating
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating E



58 Kings Avenue, Newtownabbey, BT37 0DE



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens.  
Timber flooring. Stairwell to first floor.

#### LOUNGE 15'3" x 12'5" (wps)

Focal point fireplace. Feature window to front elevation. Open arch leading to:



## **KITCHEN WITH INFORMAL DINING AREA 15'11" x 8'5"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Colour coded sink unit with draining bay. Cooker point with extractor hood over. Integrated fridge freezer and dishwasher. Plumbed for automatic washing machine. Glass fronted display cabinet. Splash back tiling to walls. Tile effect wood laminate floor covering. Access to under stairs store. PVC double glazed sliding patio door to rear garden.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1 15'5" x 8'9"**

Fitted wardrobes in mirror panelled sliding doors.

### **BEDROOM 2 8'11" x 8'7"**

Fitted wardrobes and storage.

### **BEDROOM 3 11'5" x 6'9" (wps)**

Built in wardrobe. Access to hot press.

### **DELUXE SHOWER ROOM**

White three piece suite comprising panelled, oversized shower enclosure, vanity unit and WC. Electric shower. Fully tiled walls.

### **EXTERNAL**

Low maintenance front garden finished in decorative stone and shrubs.

External lighting.

Fully enclosed landscaped rear garden finished in paved patio areas, decorative stone and range of plants, trees and shrubbery.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





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**Well presented, three bedroom, mid terrace property located within the popular and conveniently located Whiteabbey area of Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, kitchen with informal dining area, three well proportioned bedrooms and shower room with white three piece suite. Externally the property enjoys low maintenance gardens front and rear. Other attributes include oil heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.**



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         | <b>67</b> |
| (39-54) <b>E</b>                            | <b>47</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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