



59 Graymount Crescent Shore Road, Newtownabbey, BT36 7DZ

Asking Price £74,950

PUBLIC NOTICE - 59 Graymount Crescent, Newtownabbey, BT36 7DZ - We have received an offer of £ 81,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating E.

We are delighted to offer for sale this semi detached villa which is located in a popular residential area just off the Shore Road, Newtownabbey and although needing modernisation, will appeal to a wide range of purchaser. Early viewing recommended!

Inside the accommodation comprises: entrance hall, lounge and fitted kitchen with space for appliances and access to rear. Upstairs there are three bedrooms and a separate bathroom with modern white suite
 Other benefits include partial pvc double glazing and oil heating
 Outside there is garden to front in lawn and a fully enclosed garden to rear
 Early viewing recommended!!

N.B. Please note this property is Leasehold. 999 year lease from 01/11/1978. Ground Rent is £16 p.a.

59 Graymount Crescent

Shore Road, Newtownabbey, BT36 7DZ



- Semi Detached Villa
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Popular Location
- Lounge
- Partial PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, under stairs storage, tiled floor, radiator

LOUNGE

15'3" x 9'10" (4.65m" x 3.00m')
Radiator

KITCHEN

9'2" x 8'11" (2.79m" x 2.72m")
Range of high and low level units, formica worktops, stainless steel single drainer sink unit, built in

oven, extractor fan, plumbed for washing machine, fridge /freezer space, dishwasher space, partly tiled walls, radiator, pvc double glazed back door

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

9'10" x 9'4" (3.00m" x 2.84m")
Radiator

BEDROOM 2

9'9" x 9'0" at widest (2.97m" x 2.74m" at widest)
Radiator

BEDROOM 3

9'10" x 6'2" at widest (3.00m" x 1.88m" at widest)
Radiator

BATHROOM

White suite comprising panelled bath, Mira elcetric shower, pedestal wash hand basin, low flush wc, fully pvc panelled walls, tiled floor, radiator, hotpress

OUTSIDE

Garden to front in lawn
Fully enclosed garden to rear with oil tank and boiler house



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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