

35 Uppertown Drive, Newtownabbey, BT36 5NT



- Mid Terrace
- 3 Bedrooms
- 1 Reception
- Modern Fitted Kitchen
- Paved Driveway to Front
- PVC Double Glazing/Oil Central Heating
- Popular Convenient Location
- Ideal First Time Buy/Investment Opportunity

PRICE Offers Over £99,950



Positioned within a popular convenient location, within walking distance to local school and public transport. This mid-terraced property comprises 3 bedrooms, 1 reception and modern kitchen with dining aspect. Excellent opportunity for first time buyers and investors. An early viewing is recommended.

> 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

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into entrance hall with tiled floor extending throughout ground floor

LOUNGE 13'1" x 12'5"

Under stair storage cupboard

MODERN KITCHEN WITH DINING ASPECT 20'11" x 13'9" at max

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mono bloc tap. Plumbed for Washing Machine and Dishwasher space for free standing cooker, space for free standing fridge freezer. Part tiled walls.

Utility/Rear Entrance 6'2" x 4'11"

PVC double glazed door to rear garden

FIRST FLOOR

Access to roof space

Bedroom 1 12'9" x 8'9" at max

Laminate strip flooring

Bedroom 2 9'10" x 6'10" at max


Bedroom 3 10'5" x 6'10" at max

Bathroom

Comprising button flush W.C. Vanity unit wash hand basin with monobloc tap. Panel bath with electric shower fixture and hand shower attachment. Tiled floor and part tiled walls.

Outside

Neat well maintained garden to front laid in part lawn with paved driveway for off-street parking. Private enclosed garden to rear laid in lawn, 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		
(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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