

## **GLENGORMLEY BRANCH**

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78 Arthur Avenue Off Arthur Road, Newtownabbey, BT36 7EJ

**Asking Price** £150,000

### **PUBLIC NOTICE**

78 Arthur Avenue, Newtownabbey BT36 7EJ

We are acting in the sale of the above property and have received an offer of £151,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place EPC Rating:70/76

We are delighted to offer for sale this attractive semi detached villa which is located in very popular development just off the Arthur Road, Newtownabbey which is close to ,many local amenities including Abbey Centre B&Q and Tesco's.

Inside the accommodation comprises; entrance hall, lounge with solid wood flooring and kitchen / diner space with PVC double glazed sliding patio doors to rear.

Upstairs there are 3 bedrooms, master with ensuite and a separate bathroom with white suite.

Other benefits include PVC double glazing, Gas heating and PVC fascia and guttering.

Outside there is a tarmac driveway, garden to front in lawn and a superb garden to rear in lawn.

CASH OFFERS ONLY! CASH OFFERS ONLY! CASH OFFERS ONLY! CASH OFFERS ONLY!

Early viewing strongly recommended !!

## 78 Arthur Avenue

# Off Arthur Road, Newtownabbey, BT36 7EJ











- · Semi Detached Villa
- Luxury Fitted Kitchen
- PVC Double Glazing
- 3 Bedrooms Master Ensuite
- White Bathroom Suite Gas Heating
- Gardens Front & Rear · Cash Offers Only

#### **ACCOMMODATION COMPRISES**

#### **GROUND FLOOR**

#### **ENTRANCE HALL**

Pvc double glazed front door, radiator, under stairs storage, solid wood flooring

### **DOWNSTAIRS WC**

Pedestal wash hand basin. low flush wc. radiator, tiled floor

## **LOUNGE**

18'6" x 10'7" (5.64 x 3.23) Into bay, soild wood flooring, radiator

## **KITCHEN / DINER**

17'4" x 11'0" at widest (5.28m x 3.35m 10'7" x 9'10" (3.23 x 3.00) at widest)

Radiator, pvc double glazed sliding patio doors to rear, gas boiler

## **FIRST FLOOR**

#### **LANDING**

Built in hotpress and access to roofspace.

## **MASTER BEDROOM**

13'7" x 9'10" (4.14 x 3.00) Radiator.

### **ENSUITE**

Pedestal wash hand basin, low flush wc. walk in shower cubicle with thermostatic shower, tiled floor, radiator

## **BEDROOM 2**

Radiator

## **BEDROOM 3**

10'4" x 7'1" at widest (3.15m x 2.16m at widest ) Radiator, velux window.

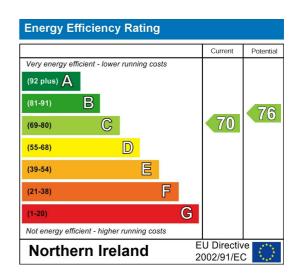
## **BATHROOM**

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator, velux window

## **OUTSIDE**

Tarmac driveway Garden to front in lawn Good garden to rear in lawn PVC fascia and guttering

















\*\*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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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