



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

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- Semi Detached Villa
- 3 Bedrooms - Master Ensuite
- Lounge
- Luxury Fitted Kitchen
- White Bathroom Suite
- Gas Heating
- PVC Double Glazing
- 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, solid wood flooring, radiator

KITCHEN / DINER

17'4" x 11'0" at widest (5.28m x 3.35m 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

10'7" x 9'10" (3.23 x 3.00)
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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	



****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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