



7 Cherryvale Avenue, Newtownabbey, BT36 7UG

- Semi-Detached Bungalow
- Lounge; Open Fire
- Bathroom; Three Piece Suite
- Private Driveway
- Gardens Front and Rear
- Three Bedrooms
- Kitchen
- Gas Heating; Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £129,950

EPC Rating



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door with matching double glazed side screens. Wood laminate floor covering. Access to store with gas fired central heating boiler. Access to roof space.

#### LOUNGE 16'5" x 12'6"

Open fire in tiled fireplace with matching hearth and timber surround.



### **KITCHEN 12'11" x 10'0"**

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point. Space for under counter fridge. Plumbed and space for washing machine. Twin glass fronted display cabinets. Part tiling to walls. Access to shelved larder unit. Tiled floor. Glass panelled door leading to rear garden.

### **BEDROOM 1 11'3" x 10'11"**

Built in double wardrobe. Wood laminate floor covering.

### **BEDROOM 2 11'3" x 8'0"**

Built in double wardrobe.

### **BEDROOM 3 8'9" x 8'1"**

### **FULLY TILED BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC.

### **EXTERNAL**

Generous sized, paved, private driveway area.  
Front garden, finished in lawn and range of shrubs.  
External lighting.  
PVC soffits, fascia and rainwater goods.  
Fully enclosed rear garden, finished in lawn, paved patio area, shrubs and mature trees.  
Outside tap.

### **MATCHING DETACHED SINGLE GARAGE**

### **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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*Three bedroom, semi-detached bungalow, with matching detached garage, located within the popular Cherryvale area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge, kitchen, three bedrooms, and fully tiled bathroom. Externally, there is a generous sized paved private driveway, matching detached garage, and gardens front and rear, finished in lawn, patio area and range of mature plants, trees and shrubbery. Other attributes include gas heating and double glazing. The property is in need of modernising, as generously reflected within marketing figure. Ideal first time buy / buy to let investment. Early viewing highly recommended to avoid disappointment.*



### 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>		
(39-54) <b>E</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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