

**48 Kings Avenue****Doagh Road / Station Road, Newtownabbey, BT37 0DE****£84,950**

We are delighted to offer for sale this attractive end terrace which is located in a very popular residential area just off the Doagh Road and will suit a variety of purchaser.

Inside the accommodation comprises; entrance hall, lounge with feature brick chimney breast with matching TV shelf and part open to a dining room and a separate fitted kitchen with built in oven & hob, space for appliances and access to rear.

Upstairs there are three bedrooms and shower room with white suite

Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway, pebbled garden to front and pebbled garden to rear with paved patio area.

Early viewing recommended !!

48 Kings Avenue

Doagh Road / Station Road, Newtownabbey, BT37 0DE



- End Terrace
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- Shower Room
- Driveway & Gardens
- 2 Reception Rooms
- PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator

LOUNGE

12'7" x 11'8" at widest (3.84m" x 3.56m" at widest)

Attractive brick chimney breast with tv shelf, radiator, part open to dining room

DINING ROOM

11'9" x 8'10" (3.58m" x 2.69m")

Radiator

KITCHEN

11'7" x 9'10" (3.53m" x 3.00m")

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in oven, gas hob, extractor fan, fridge / freezer space,

plumbed for washing machine, fully tiled walls, tiled floor, pvc double glazed back door

FIRST FLOOR

LANDING

BEDROOM 1

11'0" x 9'9" at widest (3.35m" x 2.97m" at widest)

Built in wardrobe, cupboard, hotpress, built in mirror sliding robes

BEDROOM 2

12'5" x 11'8" at widest (3.78m" x 3.56m" at widest)

Radiator

BEDROOM 3

9'5" x 8'8" at widest (2.87m" x 2.64m" at widest)

Built in cupboard, radiator

SHOWER ROOM

Walk in shower area, Mira shower, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator

OUTSIDE

Tarmac driveway

Pebbled garden to front with shrubs

Pebbled garden to rear with paved patio area

Outhouse, boiler house and oil tank



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	41	
(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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