



**13 Innis Avenue
Rathcoole, Newtownabbey, BT37 9ES**

**Offers Over
£117,500**

We are delighted to offer for sale this immaculately presented end terrace situated in the ever popular residential area just off Derrycoole Way, Rathcoole and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with feature fireplace and a modern fitted kitchen / diner with space for appliances and access to rear. Upstairs there are three bedrooms and a family bathroom with white suite. Other benefits include PVC double glazing and oil heating. Outside there is a driveway to side and gardens to front and rear.

Early viewing recommended !!

13 Innis Avenue

Rathcoole, Newtownabbey, BT37 9ES



- Immaculately Presented End Terrace
- Fitted Kitchen / Diner
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Driveway & Gardens
- Lounge
- PVC Double Glazed Windows

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front, stairs to first floor

LOUNGE

15'0" x 12'6" (4.57m" x 3.81m")
Wood laminate flooring, attractive fireplace, tiled heart and inset

KITCHEN

15'10" x 8'4" (4.83m" x 2.54m")
White high gloss fitted kitchen with range of high and low level units, formica worktop, basin and a half stainless steel sink unit,

cooker space, stainless steel extractor fan, plumbed for washing machine, under fridge space, tiled floor, partyl tiled walls, access to rear

FIRST FLOOR

LANDING

Hotpress, access to roofspace

BEDROOM 1

15'10" x 9'2" (4.83m" x 2.79m")
Wood laminate flooring

BEDROOM 2

11'8" x 9'7" (3.56m" x 2.92m")
Wood laminate flooring, built in sliding robes

BEDROOM 3

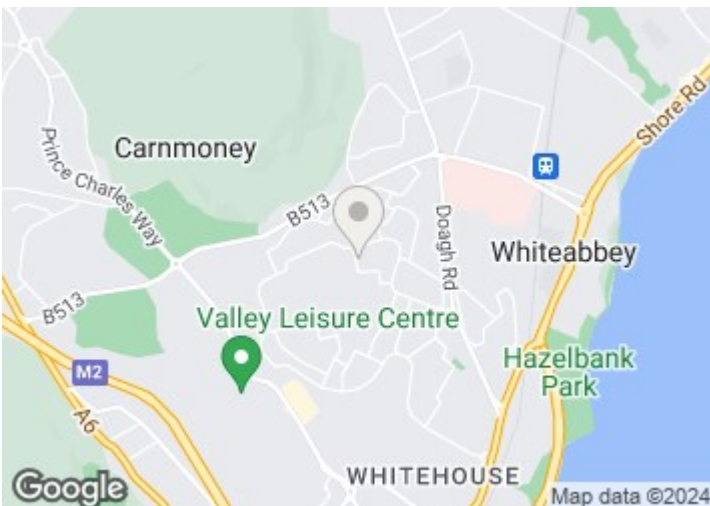
9'7" x 9'5" (2.92m" x 2.87m")

BATHROOM

Modern white suite comprising pedestal wash hand basin, low flush wc, panelled bath, electric shower above, shower screen, tiled walls, tiled floor, chrome heated towel rail

OUTSIDE

Driveway to side
Garden to front in lawn
Fully enclosed paved garden to rear with feature decking area
Outhouse, oil boiler



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	44	
(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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark