



71 Ballyfore Road, Newtownabbey, BT36 6XT

- End Terrace Property
- Three Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Views Towards Knockagh/Belfast Lough
- Recently Refurbished
- Lounge
- Deluxe Bathroom; White Suite
- Large, Fully Enclosed Side/Rear Garden
- Ideal First Time Buy/Buy To Let

Offers Over £114,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 14'2" x 12'10" (wps)

View towards green. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 12'0" x 10'0"

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel 1.5 bowl sink unit. View towards Knockagh and Belfast Lough. Integrated touch screen, ceramic hob, with stainless steel extractor hood over. Integrated oven. Space for integrated fridge freezer. Plumbed for automatic washing machine. Splashback tiling to walls. Tiled floor.



REAR HALL

Tiled floor. Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 10'10" x 9'11"

View towards Knockagh and Belfast Lough. Built in double wardrobe.

BEDROOM 2 12'4" x 9'1"

View towards green. Built in double wardrobe. Access to hot press.

BEDROOM 3 8'11" x 8'4" (wps)

Built in double wardrobe. View towards green.

DELUXE BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn.

Entrance canopy.

Large, fully enclosed, side and rear garden, finished in paved patio area and decorative stone.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

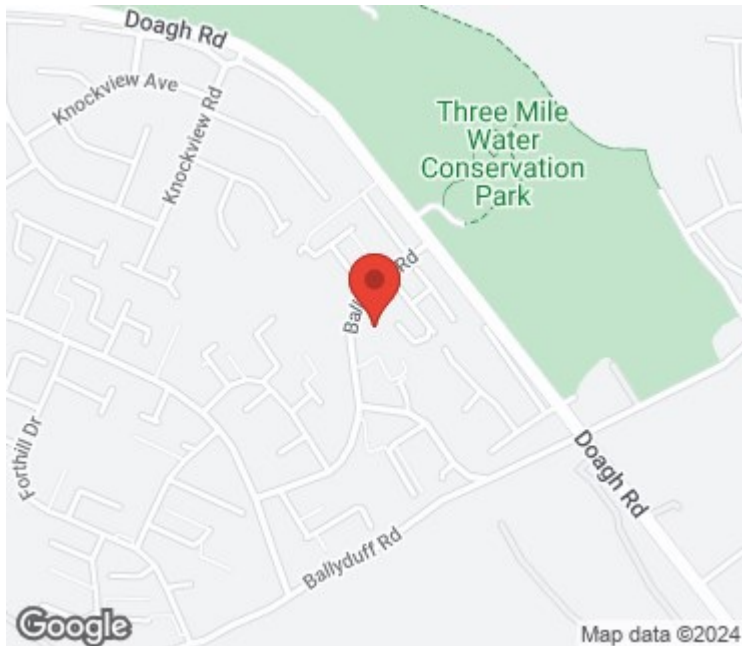
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Recently refurbished, three bedroom, end terrace property, located within the Ballyduff area of Newtownabbey. The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, three well-proportioned bedrooms, and deluxe bathroom with white three piece suite. Externally, the property enjoys front garden finished in lawn, and large, fully enclosed, paved garden to side and rear. Other attributes include oil heating, PVC double glazing, and views towards Knockagh and Belfast Lough. Ideal first time buy/buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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