

**22 Hillview Avenue West  
 Doagh Road, Newtownabbey, BT36 6AG**

**Offers Around  
 £144,950**

We are delighted to offer for sale this attractive semi detached villa which is located in a very popular residential area just off the Doagh Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with brick fireplace and a walnut effect fitted kitchen / diner with built in oven & hob and access to side.

Upstairs there are three bedrooms and a bathroom with white suite.

Other benefits include PVC double glazing and oil heating

Outside there is a tarmac driveway leading to a detached garage, garden to front in lawn and a superb garden to rear in lawn with concrete and paved patio areas.

**Early viewing recommended !!**

# 22 Hillview Avenue West

## Doagh Road, Newtownabbey, BT36 6AG



- Semi Detached Villa
- Fitted Kitchen / Diner
- Detached Garage
- 3 Bedrooms
- White Bathroom Suite
- Superb Gardens
- Lounge
- PVC Double Glazing / Oil

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

#### LOUNGE

13'3" x 10'10" (4.04m" x 3.30m")  
Brick fireplace, tiled hearth, radiator

#### KITCHEN / DINER

17'3" x 8'8" (5.26m" x 2.64m")  
Range of walnut effect high and low level units, formica worktop, basin and a half stainless steel sink unit, built in stainless steel oven, ceramic hob, stainless steel

extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, radiator, pvc double glazed side door.

#### FIRST FLOOR

#### LANDING

Storage cupboard, access to roofspace

#### BEDROOM 1

10'11" x 8'8" (3.33m" x 2.64m")  
Radiator, built in wardrobe

#### BEDROOM 2

11'3" x 10'11" at widest (3.43m" x 3.33m" at widest )  
Radiator built in wardrobe

#### BEDROOM 3

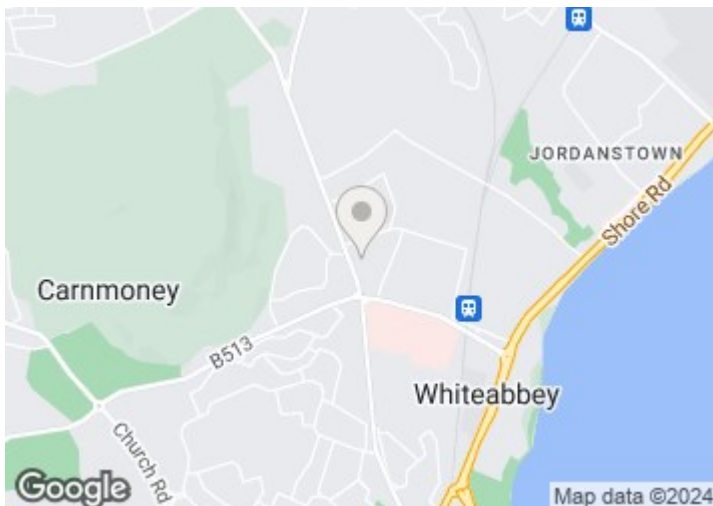
8'10" x 8'2" at wudest (2.69m" x 2.49m" at wudest )  
Radiator, built in wardrobe

#### BATHROOM

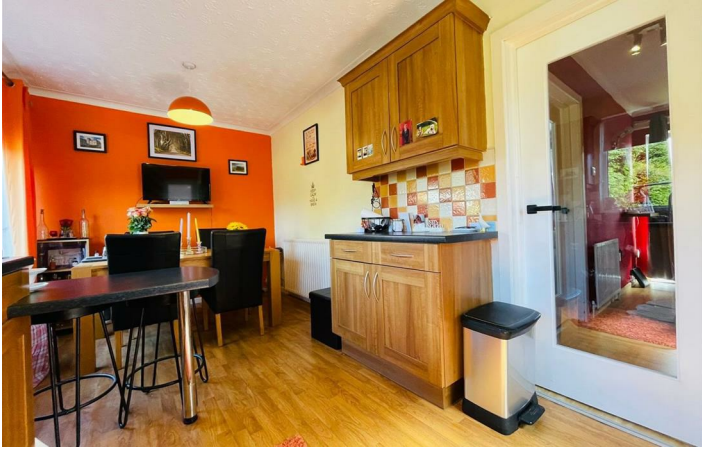
White suit comprising panelled bath, shower attachment, electric shower above, pedestal wash hand basin, low flush wc, partly tiled walls, radiator

#### OUTSIDE

Tarmac driveway leading to a detached garage, up and over door  
Garden to front in lawn  
Good garden to rear with concrete and paved patio area  
Boiler house



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>	40	55
(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	



**\*\*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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