

**32 Floral Park**  
**Whitewell Road, Newtownabbey, BT36 7RU**

**Offers Over**  
**£159,950**

We are delighted to offer for sale this well presented semi detached villa holding a prime position within this ever popular residential area just off the Upper Whitewell Road and will appeal to a wide variety of purchaser.

Inside the accommodation comprises; entrance hall, lounge with feature fireplace and a fitted kitchen / diner with space for appliances and PVC double glazed double doors to garden.

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

Other benefits include PVC double glazing, oil heating and a floor roofspace.

Outside there is a concrete driveway, garden to front in lawn and a fully enclosed garden to rear in lawn with paved patio area.

**Early viewing recommended !!**

# 32 Floral Park

Whitewell Road, Newtownabbey, BT36 7RU



- Semi Detached
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Driveway & Gardens
- 2 Reception Rooms
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door

#### LOUNGE

12'3" x 10'10" (3.73m" x 3.30m")

Oak fireplace, tiled heart and inset

#### DINING ROOM

11'11" x 10'6" (3.63m" x 3.20m")

Pvc double glazed doors to garden, open to

#### KITCHEN

8'6" x 7'6" (2.59m" x 2.29m")

Range of high and low level units, granite worktops, Belfast sink unit,

cooker space, stainless steel extractor fan, plumbed for washing machine, plumbed for dishwasher, fridge / freezer space, partly tiled walls, tiled floor

### FIRST FLOOR

#### LANDING

Access to floored roofspace.

#### BEDROOM 1

11'9" x 10'6" (3.58m" x 3.20m")

Solid wood flooring

#### BEDROOM 2

12'5" x 10'11" (3.78m" x 3.33m')

Solid wood flooring

#### BEDROOM 3

6'8" x 3'4" (2.03m" x 1.02m")

Solid wood flooring

#### BATHROOM

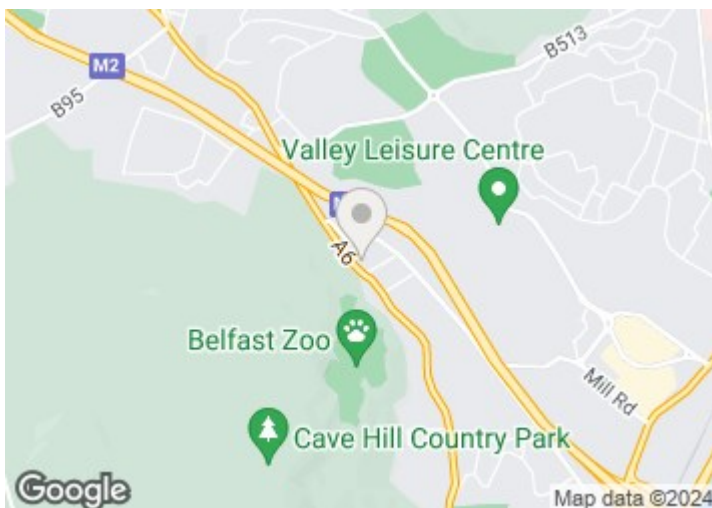
Vanity unit, low flush wc, partly tiled walls, panelled bath, tiled floor, chrome radiator

#### OUTSIDE

Driveway to front

Garden to front in lawn

Enclosed garden to rear with paved patio area and raised decking area



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>		<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>22</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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