



**34 Voltaire Gardens**  
**Whitewell Road, Newtownabbey, BT36 7EY**

**Offers Around**  
**£94,950**

We are delighted to offer for sale this attractive end terrace which is located in a very popular residential area just off the much sought after Whitewell Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with attractive fireplace and wood laminate flooring, modern fitted kitchen with built in oven & hob and access to rear.

Upstairs there are two bedrooms and a shower room with white suite

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway, paved garden to front and enclosed covered rear yard to rear.

**Early viewing recommended !!**

# 34 Voltaire Gardens

Whitewell Road, Newtownabbey, BT36 7EY



- End Terrace
- Fitted Kitchen
- Gas Heating
- 2 Bedrooms
- Shower Room
- Popular Location
- Lounge
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door

#### LOUNGE

13'9" x 11'2" at widest (4.19m" x 3.40m" at widest)

Attractive fireplace, wood laminate flooring, radiator

#### KITCHEN

13'9" x 7'1" (4.19m" x 2.16m')

Modern range of 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, under fridge

space, partly tiled walls,

breakfast bar, radiator, pvc

back door to rear

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

10'11" x 9'1" (3.33m" x 2.77m")

Wood laminate flooring, radiator

#### BEDROOM 2

10'0" x 8'9" (3.05m" x 2.67m")

Wood laminate flooring,

radiator

#### SHOWER ROOM

Fully tiled shower cubicle,

thermostatic shower, pedestal

wash hand basin, low flush wc,

chrome heated towel radiator

#### OUTSIDE

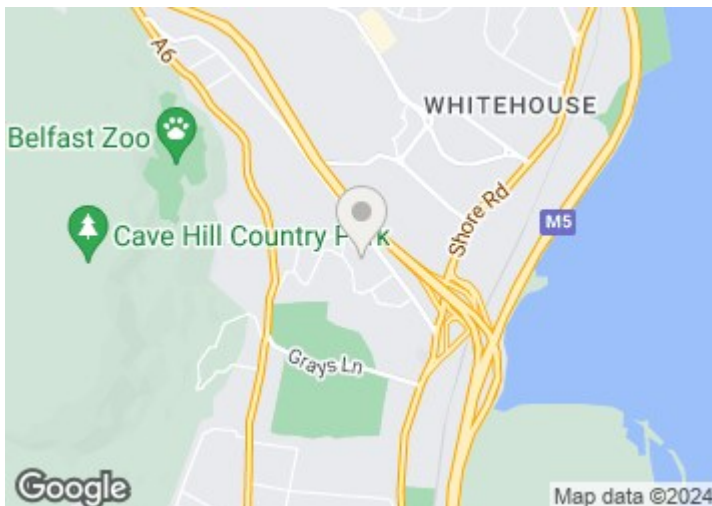
Tarmac driveway

Paved garden to front

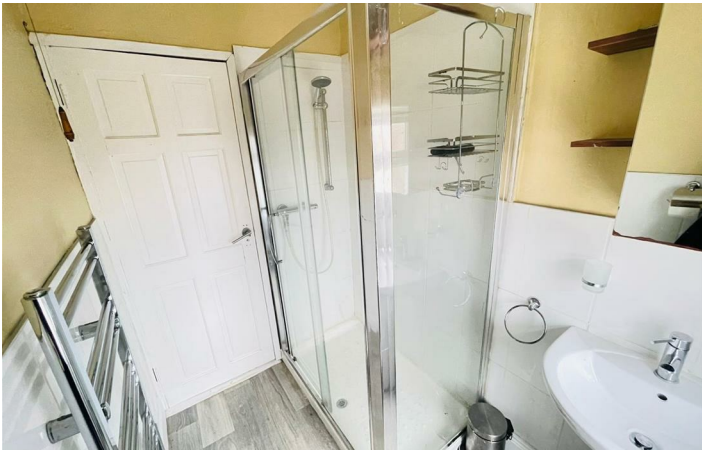
Enclosed and covered concrete

yard at rear with attached

storage 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>	62	65
(39-54) <b>E</b>		
(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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