



**16 Wyntonhorpe Grove  
 Rush Park, Newtownabbey, BT37 9QA**

**Offers Over  
 £119,950**

We are delighted to offer for sale this extremely well presented mid terrace situated in this popular residential area just off Woodland Drive, Rush Park and will ideally suit a variety of purchaser.

Inside the accommodation comprises; entrance hall with tiled floor, lounge, dining room and a fitted kitchen with space for appliances and access to rear  
 Upstairs there are three bedrooms and a separate family bathroom with white suite  
 Other benefits include pvc double glazing and oil heating.  
 Outside there is a garden to front in lawn and a paved garden to rear  
 Early viewing recommended!!

# 16 Wynthorpe Grove

Rush Park, Newtownabbey, BT37 9QA



- Attractive Mid Terrace
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Gardens Front & Rear
- 2 Reception Rooms
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc front door, tiled floor, under stairs storage

#### LOUNGE

14'9" x 12'0" (4.50m" x 3.66m")  
Wood laminate flooring, tiled fireplace with electric fire

#### DINING ROOM

11'1" x 11'1" (3.38m" x 3.38m")  
Wood laminate flooring

#### KITCHEN

10'3" x 7'3" (3.12m" x 2.21m" )  
Range of high and low level units,

formica worktop, stainless steel sink unit, plumbed for washing machine, cooker space, fridge / freezer space, partly tiled walls, tiled floor, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Hotpress, access to roofspace.

#### BEDROOM 1

13'7" x 12'10" (4.14m" x 3.91m")  
Range of built in bedroom furniture.

#### BEDROOM 2

12'7" x 8'0" (3.84m" x 2.44m")

#### BEDROOM 3

9'11" x 9'2" (3.02m" x 2.79m")

#### BATHROOM

Vanity unit, low flush wc, enclosed shower cubicle with Bristan electric shower, pvc panelled walls, partly tiled walls

#### OUTSIDE

Garden to front in lawn  
Fully enclosed paved garden to rear  
Shed & 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>	69	74
(55-68) <b>D</b>		
(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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