



4 Abbots Road, Newtownabbey, BT37 9RB

- Mid Terrace Property
- Lounge; Focal Point Fireplace
- Shower Room; White Suite
- PVC Double Glazing
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £94,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'0" x 12'7"

Focal point fireplace. Wood laminate floor covering. Picture window to front elevation.



KITCHEN WITH INFORMAL DINING AREA 15'11" x 10'4" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Integrated fridge and dishwasher. Cooker point with retractable extractor hood over. Glass fronted display cabinet. Access to under stairs store. Part tiling to walls. Tiled floor. PVC double glazed French doors, leading to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 12'6" x 10'10"

Access to shelved store and hot press.

BEDROOM 2 10'7" x 9'4"

Wood laminate floor covering.

SHOWER ROOM

White, three piece suite comprising panelled shower, pedestal wash hand basin and WC. Electric shower. Fully panelled walls. Tiled floor.

EXTERNAL

Low maintenance front garden, finished in paving and slate chippings.

Fully enclosed rear garden, finished in lawn and paved patio area.

Outside tap.

External lighting.

Boiler house with oil fired central heating boiler.

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.





Well presented, two bedroom, mid terrace property, conveniently located with the popular Abbots area, Doagh Road, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, kitchen with informal dining area, two well proportioned bedrooms, and shower room, with white three piece suite. Externally, the property enjoys low maintenance front garden, and fully enclosed garden to rear, finished in lawn and paved patio area. Other attributes include oil heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	60
(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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