



2 Fairview Avenue, Newtownabbey, BT36 6PT

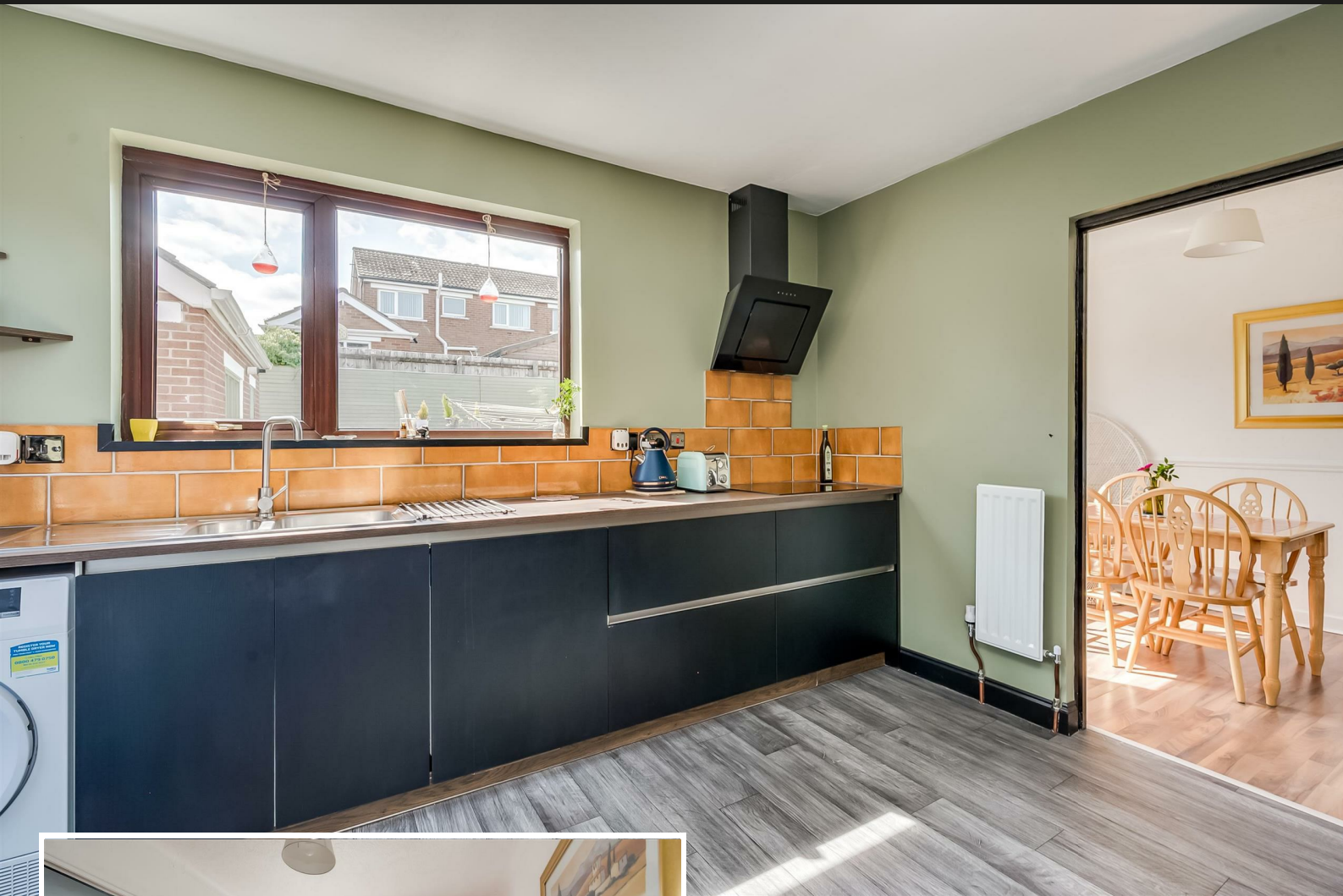
- Semi Detached Home
- Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private Driveway; Garage
- Three Well-Proportioned Bedrooms
- Separate Dining Room
- Deluxe Shower Room; Furnished Cloakroom
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £159,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Wood laminate floor covering.

LOUNGE 14'1" x 13'1"

Focal point fireplace. Bay window to front elevation, enjoying rural views. Glass panelled, French doors leading to:

DINING ROOM 10'4" x 8'1"

Wood laminate floor covering.



KITCHEN 12'1" x 10'5"

Modern fitted kitchen with range of high and low level storage units, with contrasting wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen, ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for automatic washing machine. Glass fronted display cabinet. Built in wine rack. Splashback tiling to walls. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 14'2" x 9'4" (wps)

Picture window to front elevation, enjoying elevated rural views towards Knockagh. Fitted wardrobes in mirror panelled, sliding doors. Wood laminate floor covering.

BEDROOM 2 10'5" x 8'2" (plus recess)

Wood laminate floor covering.

BEDROOM 3 10'5" x 6'10"

Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized, panelled shower enclosure, floating vanity unit and WC. Electric shower. Chrome towel radiator. Part tiled / part panelled walls. Tiled floor.

EXTERNAL

Double gates leading to private driveway area, finished in tarmac.

Front garden finished in lawn and range of plants and shrubs. External lighting.

PVC soffits, fascia and rainwater goods.

Double gates leading to further driveway area, finished in tarmac.

Fully enclosed rear garden, finished in artificial grass and paved patio areas.

Outside tap.

MATCHING DETACHED GARAGE 19'6" x 9'1"

Up and over door. Separate service door to rear garden. Power, light and gas 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, three bedroom, semi detached home with matching detached garage, located within the popular Fairview area of Carnmoney, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with focal point fireplace, dining room, modern fitted kitchen, three well-proportioned bedrooms, and deluxe shower room, with contemporary, white three piece suite. Externally, the property enjoys generous sized private driveway area, finished in tarmac, car port, detached garage, and gardens front and rear, finished in lawn, artificial grass, paved patio area, plants and shrubs. Other attributes include gas heating, PVC double glazing, and rural views towards Knockagh. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(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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