



74 Monkstown Road, Newtownabbey, BT37 0ED

- Well Presented Mid Terrace Property
- Lounge; Focal Point Fireplace
- Deluxe Shower Room
- Low Maintenance Gardens
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Off Street Parking
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door. Stairwell to first floor. Glass panelled French doors to lounge. Glass panelled door to kitchen.

#### LOUNGE 12'5" x 12'2"

Tiled focal point fireplace with timber surround. Picture window to front elevation.





## **KITCHEN THROUGH DINING ROOM 15'8" x 10'5"**

Modern fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated double oven. Plumbed and space for washing machine. Plumbed and space for dishwasher. Fitted breakfast bar unit. Splashback tiling to walls. Tiled floor. Access to utility store. Glass panelled door leading to:

## **REAR PORCH**

PVC double glazed door to rear yard and driveway.

## **FIRST FLOOR**

### **LANDING**

Access to cloakroom and roof space.

### **BEDROOM 1 12'5" x 11'4" (wps)**

Fitted wardrobe with mirror panelled sliding doors.

### **BEDROOM 2 10'7" x 9'2" (wps)**

Fitted wardrobe in mirror panelled sliding doors. Separate built in wardrobe. Access to hot press.

### **BEDROOM 3 9'4" x 6'9"**

### **DELUXE SHOWER ROOM**

White, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Part panelled, part tiled walls. Chrome towel radiator. Tile effect, wood laminate floor covering.

### **EXTERNAL**

Paving to front.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden/yard, finished in asphalt and brick pavior.

Double gates to rear, allowing vehicular access/off street parking.

Oil fired central heating boiler.

PVC oil storage tank.

Raised planter.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

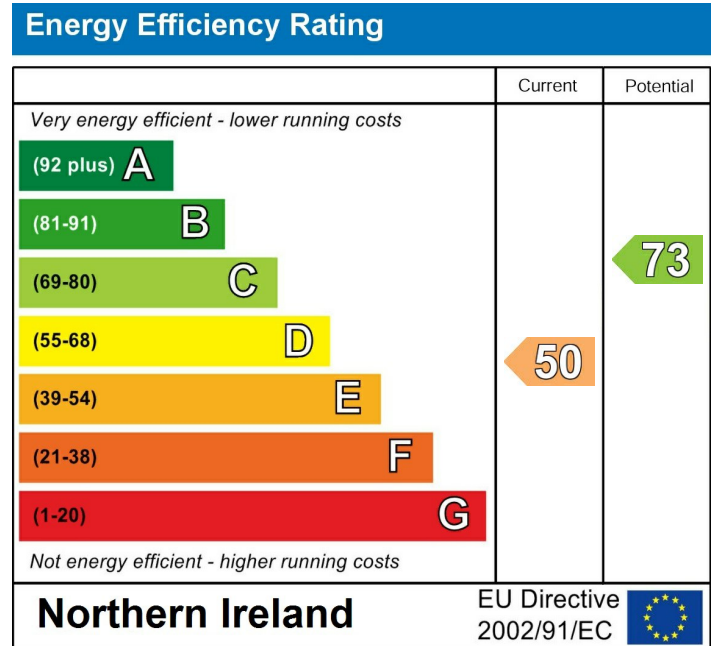




Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Well presented, three bedroom, mid terrace property, conveniently located off the Monkstown Road, Newtownabbey. The property comprises entrance hall, lounge, kitchen through dining room, rear porch, three well-proportioned bedrooms, and deluxe shower room, with white, three piece suite. Externally, the property enjoys low maintenance gardens front and rear, along with off street parking. Other attributes include oil heating and PVC double glazing. Ideal first time buy / buy to let alike. Early viewing highly recommended to avoid disappointment.**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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