



12 Archvale Park, Newtownabbey, BT36 6LL

- Refurbished Semi Detached Home
- Lounge Through Dining Room
- Bathroom; White Suite
- Private Driveway
- Convenient Location
- Three Bedrooms
- Separate, Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £159,950

EPC Rating





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Stairwell to first floor. Access to under stairs store.

LOUNGE THROUGH DINING ROOM 24'0" x 11'8" (wps)

Dual aspect windows. Open fire in marble fireplace with matching hearth and timber mantle. Timber flooring.



KITCHEN 11'6" x 7'5"

Modern fitted kitchen with range of low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'8" x 9'6" (plus recess)

Built in wardrobe/store.

BEDROOM 2 11'6" x 10'0"

BEDROOM 3 10'2" x 7'11" (wps)

Access to hot press.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Fully panelled walls.

EXTERNAL

Generous sized, paved, private driveway.

Front garden finished in lawn and decorative stone.

External lighting.

PVC soffits, fascia and rainwater goods.

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

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

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.





Refurbished, three bedroom, semi detached home, situated within the popular Archvale development, Ashgrove Road, Glengormley, Newtownabbey.

The property comprises entrance hall, lounge through dining room, kitchen, three well-proportioned bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys generous sized, paved private driveway, and gardens front and rear.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let 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		
(55-68) D		
(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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