



**37 Mill Road  
 Shore Road, Newtownabbey, BT36 7BA**

**Offers Around  
 £139,950**

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in a very popular residential area and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance porch, entrance hall with wood laminate flooring, large lounge with feature mock fireplace, wood laminate flooring and double glass panelled doors to a fitted kitchen / diner with built in oven & hob and access to a conservatory with PVC double glazed double doors to rear and access to a downstairs WC.

Upstairs there are three bedrooms and a modern bathroom with white suite.

Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway and a good garden to rear in lawn with feature decking area.

Early viewing recommended !!

# 37 Mill Road

## Shore Road, Newtownabbey, BT36 7BA



- Semi Detached Villa
- Fitted Kitchen / Diner
- PVC Double Glazing / Oil
- 3 Bedrooms
- Conservatory & Downstairs WC
- Driveway & Gardens
- Good Sized Lounge
- Modern White Bathroom

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE PORCH

Pvc double glazed front door, wood laminate flooring

#### ENTRANCE HALL

Wood laminate flooring, radiator

#### LOUNGE

19'10" x 12'5" at widest (6.05m" x 3.78m" at widest )

Feature mock fireplace, cast iron inset, oak surround, wood laminate flooring, radiator, double glass panelled doors to kitchen / diner

#### KITCHEN / DINER

17'4" x 9'6" (5.28m" x 2.90m")

Range of high and low level units, formica worktop, stainless steel single

drainer sink unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, tiled floor, radiator, pvc double glazed door to conservatory

#### CONSERVATORY

12'10" x 8'11" (3.91m" x 2.72m")

Wood laminate flooring, access to wc

#### DOWNSTAIRS WC

Low flush wc, vanity unit, tiled floor

#### FIRST FLOOR

#### LANDING

Hotpress

#### BEDROOM 1

13'6" x 9'3" (4.11m" x 2.82m")

Wood laminate flooring, built in part mirrored sliding robes, radiator

#### BEDROOM 2

9'11" x 9'3" at widest (3.02m" x 2.82m" at widest )

Built in mirror sliding robes, wood laminate flooring, radiator

#### BEDROOM 3

9'4" x 8'2" at widest (2.84m" x 2.49m" at widest )

Wood laminate flooring, radiator

#### BATHROOM

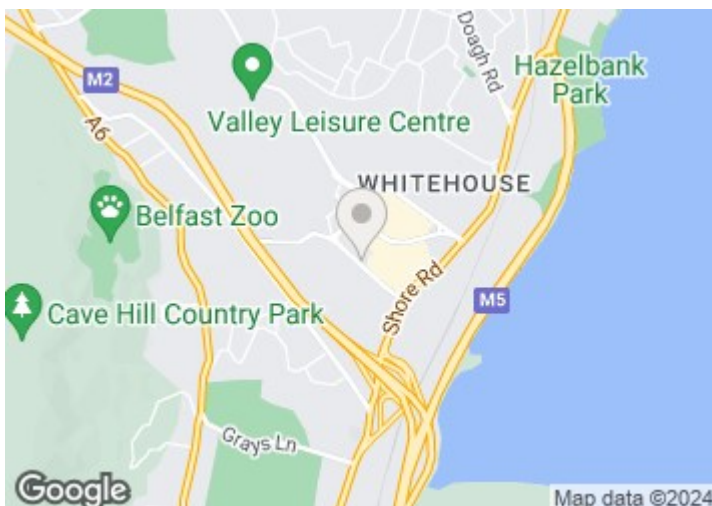
Modern white suite comprising panelled shower bath, electric shower above, pedestal wash hand basin, low flush wc, fully pvc panelled walls, radiator

#### OUTSIDE

Tarmac driveway

Good garden to rear in lawn with feature decking area

Boiler house and oil tank



### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	49
(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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