

35 THORBURN ROAD

Whitewell Road
Newtownabbey BT36

- Semi Detached Villa
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Newly Installed Shower Room
- PVC Double Glazing
- Oil Heating
- Driveway & Gardens

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	

Offers Around £149,950

35 Thorburn Road

Whitewell Road, Newtownabbey, BT36 7JA



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Tiled floor

FURNISHED CLOAKROOM

Semi pedestal wash hand basin, low flush wc, tiled floor

LOUNGE

14'6" x 11'5" (4.42m" x 3.48m")
Wood laminate flooring

DINING ROOM

8'9" x 8'8" (2.67m" x 2.64m")
Pvc double glazed doors to garden, tiled floor

KITCHEN

11'4" x 8'11" (3.45m" x 2.72m")
Range of high and low level units, formica worktop, stainless steel basin 1/2 sink unit, plumbed for washing machine, cooker space, fridge / freezer space, doors to garden

FIRST FLOOR

LANDING

BEDROOM 1

13'9" x 11'4" (4.19m" x 3.45m")
Wood laminate flooring

BEDROOM 2

11'5" x 9'10" (3.48m" x 3.00m")
Wood laminate flooring

BEDROOM 3

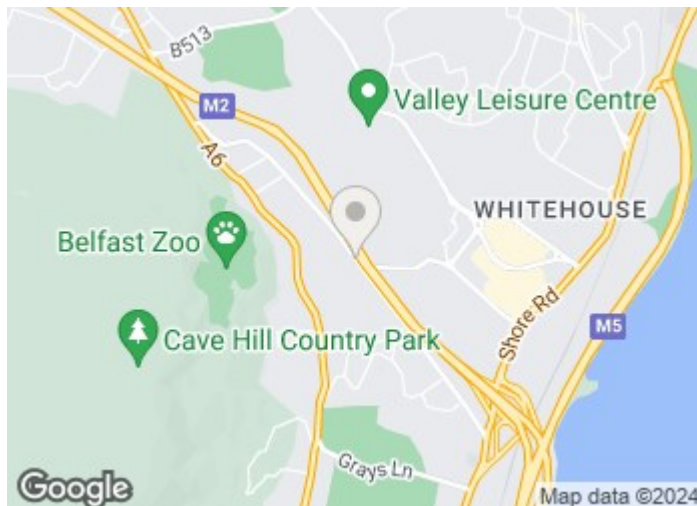
8'10" x 7'10" (2.69m" x 2.39m")
Wood laminate flooring

SHOWER ROOM

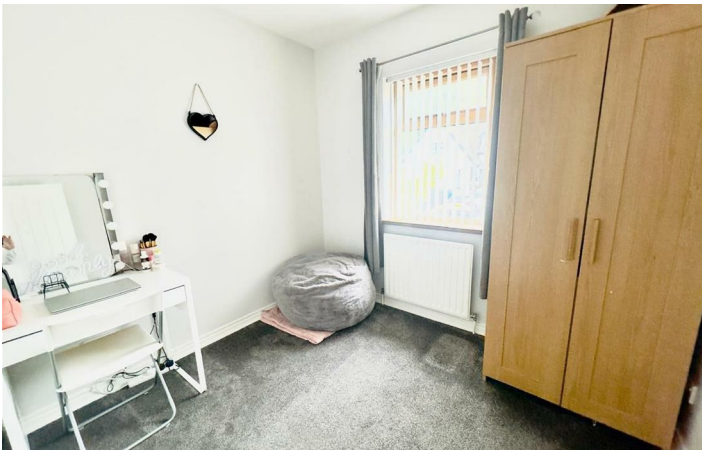
Newly installed shower room with three piece suite comprising semi pedestal wash hand basin, low flush wc, walk in shower, fully tiled walls and floor, towel radiator

OUTSIDE

Enclosed paved garden to front, with driveway to side affording off road parking.
Fully enclosed garden to rear in lawn with brick paved patio area.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark