



4 Twinburn Park, Newtownabbey, BT37 0EP

- Renovated Detached Family Home
- Lounge; Separate Family/Dining Room
- Deluxe Shower Room; Three Piece Suite
- Private Driveway; Attached Garage
- Convenient Location
- Four Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Gardens Front And Rear
- No Pets; No Smokers

Per Month £1,250 Per
EPC Rating D



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PROPERTY DESCRIPTION

TO ARRANGE A VIEWING PLEASE SEE INSTRUCTIONS BELOW

If you would like to arrange a viewing of this property, please answer the following questions and send your reply to office@colingrahamresidential.com:

Property Address You Wish To View:

Applicant Name(s):

Contact Number:

Email Address:

Current Address:

Are you renting this property, living with family, or do you own this property:



Notice period to be given (if applicable):

Date of birth:

Number of children living with you and their ages:

Employer's name:

Length of time with current employer:

Job Title:

Are you in full time employment with an annual household income of at least 30 times the monthly rental amount?

Are you able to provide a guarantor who has an annual income of 36 times the monthly rental amount?

Are you currently receiving any DHSS payments?

Are you a smoker?

Do you have any pets?

Will anyone else be living in the property with you?





Immaculately presented, recently refurbished, four bedroom / two reception, detached family home with attached garage, occupying a prime site within the popular Twinburn area of Newtownabbey.

The property comprises entrance hall, lounge with focal point fireplace, separate family /dining room, modern fitted kitchen, four well proportioned bedrooms, and deluxe shower room with three piece suite.

Externally the property enjoys generous sized private driveway area finished in tarmac, attached garage, front garden finished mainly in lawn, and enclosed rear garden finished in lawn, paved patio, decorative stones, and blue slate chippings.

Other attributes include gas fired central heating, PVC double glazing and convenient location.

Early viewing is 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	68	72
(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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