



1 Fernridge Avenue, Newtownabbey, BT36 5SU

- Generous Sized Mid Town House Property
- Lounge; Separate Dining Room
- Family Bathroom; En Suite; Furnished Cloakroom
- Private Driveway
- Gardens Front and Rear
- Four Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Integral Garage; Utility Area To Rear
- Convenient Location

Offers Over £215,000

EPC Rating C



1 Fernridge Avenue, Newtownabbey, BT36 5SU



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with matching side screens and fanlight over. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 15'7" x 11'8"

Gas fire in cast iron fireplace with granite hearth and contrasting timber surround. Picture window to front elevation. Wood laminate floor covering.

DINING ROOM 15'2" x 10'4"

Tiled floor. PVC double glazed, French doors with matching side screens, leading to rear garden. Open arch leading to:



KITCHEN 16'4" x 11'6" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated, gas hob with splashback tiling above and stainless steel extractor hood above. Integrated oven. Plumbed and space for dishwasher. Twin glass fronted display cabinets. Built in wine rack. Splashback tiling to sink. Tiled floor. Access to integral garage.

FIRST FLOOR

LANDING

Wood laminate floor covering. Positive air ventilation system. Access to shelved store.

PRINCIPAL BEDROOM 16'11" x 11'8" (wps)

Built in double wardrobe. Wood laminate floor covering.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Power shower unit. Tiled floor.

BEDROOM 2 17'6" x 10'7" (wps)

Wood laminate floor covering.

BEDROOM 3 11'6" x 10'4"

BEDROOM 4 11'5" x 7'10"

Wood laminate floor covering. Built in store with gas fired central heating boiler.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splashback tiling to walls. Tiled floor.

EXTERNAL

Private driveway, finished in tarmac.
Front garden, finished mainly in lawn.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden, finished in timber decking, lawn and paving.
Outside tap.

INTEGRAL GARAGE 19'4" x 9'11"

Up and over door. Utility area to rear. Plumbed for automatic washing machine. Access to kitchen.





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.



Generous sized, four bedroom / two reception, mid town house property with garage, situated within the well sought after Ferridge development, Ballycraigy Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, separate dining room, kitchen, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom.


Externally, the property enjoys private driveway, finished in tarmac, integral garage with utility area to rear, and gardens front and rear, finished in lawn and timber decking.

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

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(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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