

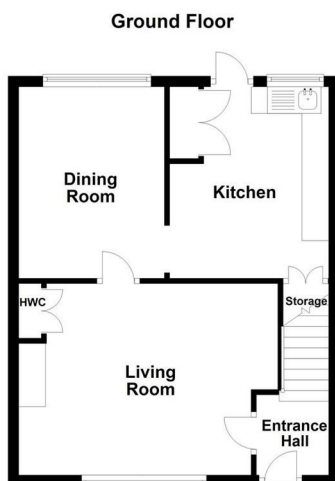


4 Princes Park, Newtownabbey, BT37 0BD

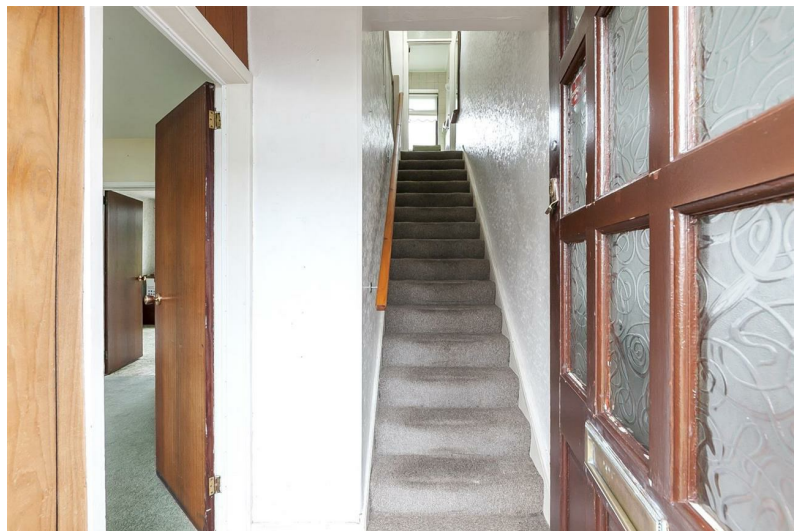
- Mid Terrace Property
- Kitchen
- Oil Heating
- Low Maintenance Gardens
- Ideal First Time Buy
- Three Bedroom; Two Reception
- Bathroom; Separate WC.
- PVC Double Glazing
- Convenient Location
- Ideal Buy To Let Investment

Offers Over £99,950

EPC Rating D



4 Princes Park, Newtownabbey





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door. Stairwell to first floor.

LOUNGE 14'3" x 11'9" (wps) (plus recess)

Focal point, brick fireplace with tiled hearth. Access to hot press. Picture window to front elevation.

DINING ROOM 11'9" x 8'11"

KITCHEN 11'7" x 9'8"

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Plumbed and space for washing machine. Access to shelved larder. Access to under stairs store. Hardwood, double glazed door to rear garden.



FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'1" x 11'10"

Built in wardrobe/store.

BEDROOM 2 11'9" x 11'6" (wps)

Built in wardrobe/store.

BEDROOM 3 9'5" x 8'9" (wps)

Built in wardrobe/store.

BATHROOM

Two piece suite comprising panelled bath and pedestal wash hand basin. Electric shower over bath. Fully tiled walls.

SEPARATE CLOAKROOM

With WC.

EXTERNAL

Low maintenance front garden, finished in decorative stone, shrubs and hedgerow.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in paved patio area and range of plants, trees and shrubbery.

Outside tap.

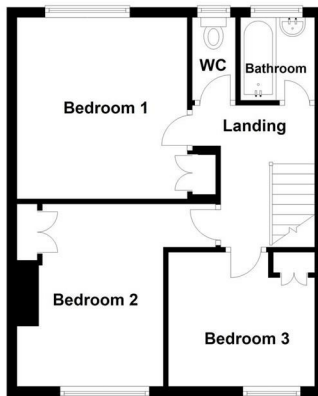
Boiler house with oil fired central heating boiler.

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.

First Floor





Three bedroom / two reception, mid terrace property, conveniently located within the Fernagh area of Newtownabbey.

The property comprises entrance hall, lounge, separate dining room, kitchen, three well-proportioned bedrooms, bathroom, and separate WC.

Externally, the property enjoys low maintenance gardens front and rear, finished in decorative stone, paved patio area and range of plants, trees and shrubbery.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

The property is in need of modernisation, as generously reflected within marketing figure.

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		70
(55-68) D	58	
(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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