



57 Kings Avenue, Newtownabbey, BT37 0DE

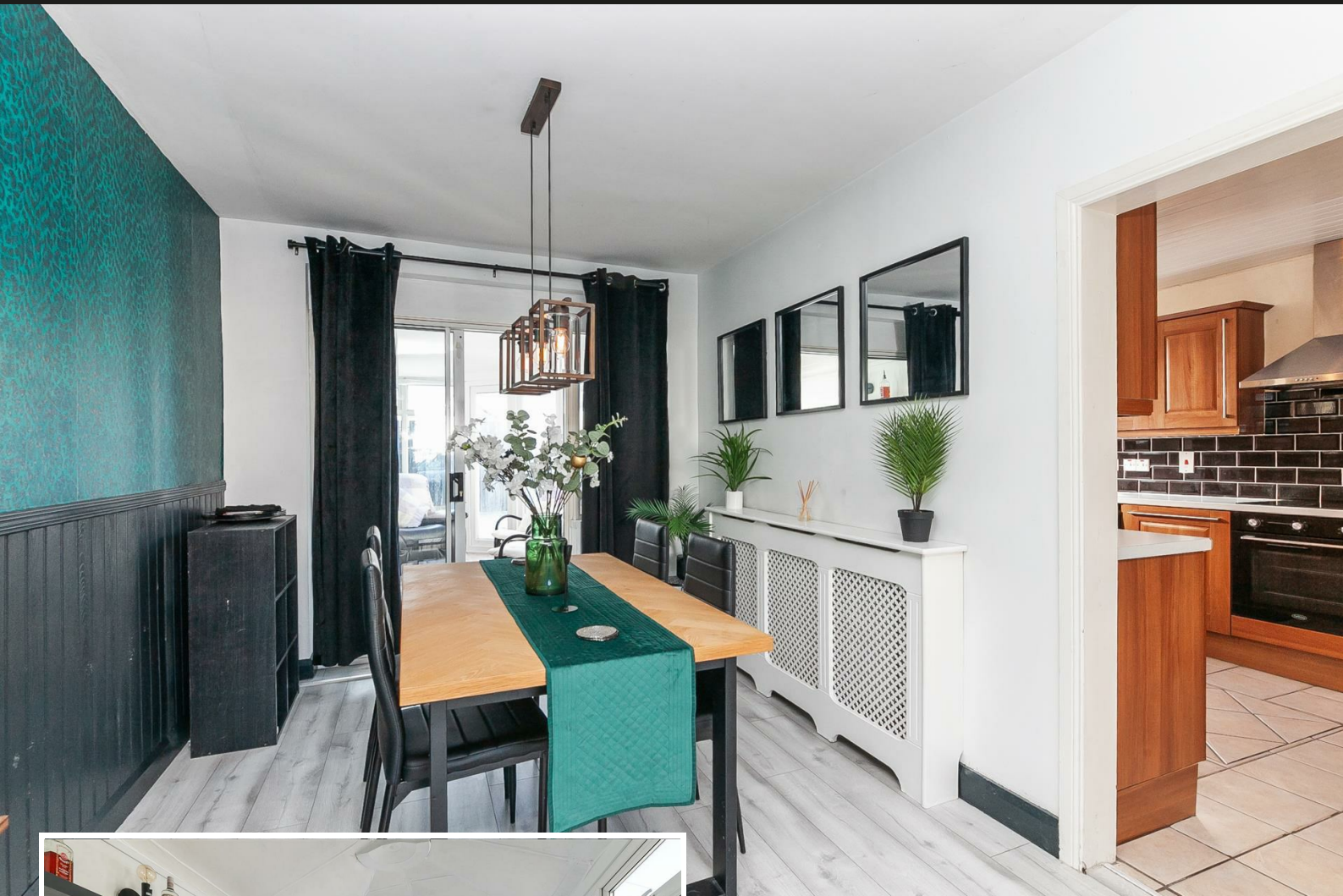
- End Terrace Property
- Lounge; Open Arch To Dining Room
- Deluxe Fully Tiled Bathroom
- Bay Parking Area To Front
- Immaculately Presented; Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen; Conservatory
- Gas Heating; PVC Double Glazing
- Fully Enclosed, Low Maintenance Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £114,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell leading to first floor.

LOUNGE 12'6" x 11'7" (wps)

Focal point, ornate, cast iron fireplace with slate tile hearth and decorative electric stove inset. Wood laminate floor covering. Picture window to front elevation. Open arch into:

DINING ROOM 11'8" x 8'10"

Wood laminate floor covering. Access into kitchen. Aluminium framed, double glazed, sliding patio door with matching side screen leading into:



CONSERVATORY 13'2" x 7'10" (wps)

In PVC double glazed frame with matching PVC double glazed, French doors leading to rear garden. Tiled floor. Light, power, radiator and BT point.

KITCHEN 11'8" x 9'8"

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay and swan neck mixer tap. Integrated, four ring, touch screen hob with stainless steel pyramid style extractor canopy over. Integrated, under counter oven. Space for freestanding fridge freezer. Plumbed for automatic washing machine. Integrated dishwasher. Splashback tiling to work surface area. Tiled floor. PVC double glazed rear door.

FIRST FLOOR

LANDING

BEDROOM 1 11'8" x 10'11" (wps)

Wood laminate floor covering. Picture window to rear elevation. Built in store with gas fired central heating boiler within.

BEDROOM 2 11'6" x 9'4"

Tile effect wood laminate floor covering. Picture window to front elevation.

BEDROOM 3 9'3" x 8'8"

DELUXE FULLY TILED BATHROOM 7'10" x 5'5"

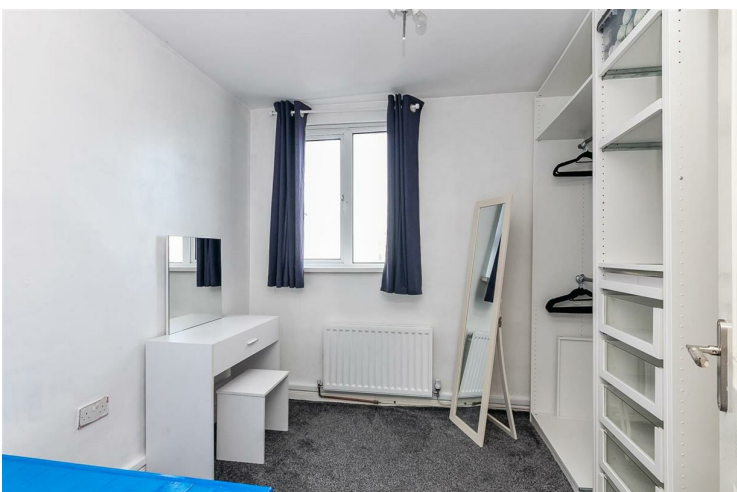
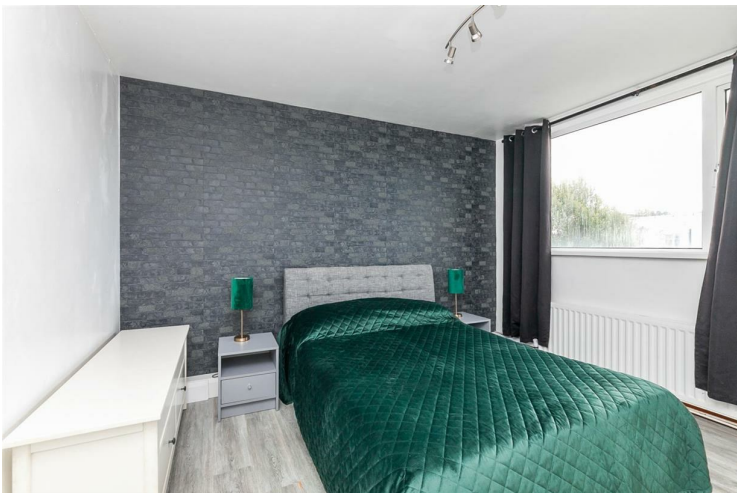
Contemporary, white, three piece suite comprising tile encased bath, vanity unit and WC. Thermostat controlled shower unit, glass shower screen and mixer taps over bath. Chrome towel radiator.

EXTERNAL

Double bay parking area to front, finished in asphalt. Fully enclosed, low maintenance rear garden, finished in paved patio. External, block built store with light and power. External lighting. Outside tap.

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.



Immaculately presented, three bedroom, two reception end terrace property with bay parking for two cars to the front and conservatory extension to the rear, situated within the popular and conveniently located Fernagh area of Newtownabbey.

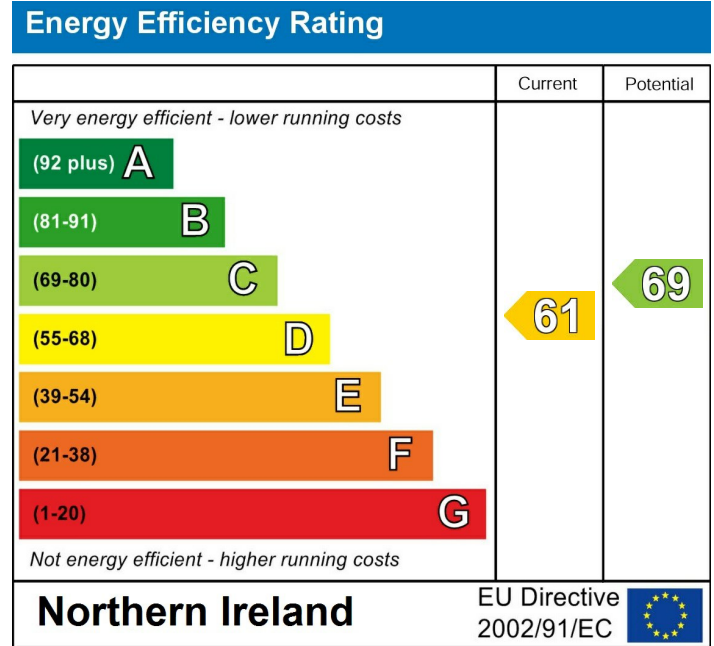
The property comprises entrance hall, lounge with focal point fireplace and open arch to dining room, conservatory, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with three piece suite.

Externally the property enjoys bay parking area finished in asphalt with space for two cars, and fully enclosed, low maintenance rear garden, finished in paved patio.

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

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



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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