



## 38 Knockenagh Avenue, Newtownabbey, BT36 6BQ

- Immaculately Presented Mid Terrace
- Lounge
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; White Three Piece Suite
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating D







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

#### LOUNGE 14'4" x 14'4" (wps)

#### KITCHEN THROUGH DINING ROOM 17'5" x 10'0" (wps)

Modern fitted, white high gloss kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Space and plumbed for washing machine and dishwasher. Splashback tiling to walls. Access to under stairs store. PVC double glazed door to rear garden.



## FIRST FLOOR

### LANDING

Access to shelved hot press and roof space.

### BEDROOM 1 11'11" x 9'1"

Built in wardrobe.

### BEDROOM 2 10'9" x 10'6"

Built in wardrobe.

### BEDROOM 3 8'10" x 7'4" (wps)

Built in wardrobe/store.

### DELUXE BATHROOM

White, three piece suite, comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Fully panelled walls.

### EXTERNAL

Low maintenance front garden, finished in decorative stone.

Low maintenance, fully enclosed rear garden, finished in paving and decorative stone.

External lighting.

Oil fired central heating boiler.

PVC oil storage tank.

PVC soffits, fascia and rainwater goods.

### 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, mid terrace property situated off the O'Neill Road, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen through dining room, modern fitted kitchen, three well proportioned bedrooms, and deluxe bathroom with white three piece suite.**

**Externally, the property enjoys low maintenance gardens front and rear, finished in decorative stone and paved patio area.**

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

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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