



69 Queens Avenue, Newtownabbey, BT36 5HX

- End Terrace
- Lounge; Focal Point Fireplace
- Bathroom With White Suite
- Utility Hall
- Convenient Location; Views Towards Cave Hill
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £99,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching twin side panels. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 12'11" x 11'11"

Tiled focal point fireplace. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA 12'10" x 10'0" (wps)

Fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Glass fronted display cabinet. Splash back tiling to walls. Gas fired central boiler. Access to store.



## UTILITY HALL

Plumbed for automatic washing machine. PVC double glazed door to rear garden.

## FIRST FLOOR

### LANDING

Access to hot press and roof space.

### BEDROOM 1 12'11" x 8'9"

Views towards Cave Hill. Built in double wardrobe.

### BEDROOM 2 10'7" x 9'2"

Built in double wardrobe.

### BEDROOM 3 10'5" x 7'5" (wps)

Built in store.

## BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower. Part tiling to walls.

## EXTERNAL

Paved front garden.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden with paved patio area.

Store.

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.



**Well presented, three bedroom, end terrace property, conveniently located within the Queens Park area of Glengormley, Newtownabbey, within walking distance to shops, local amenities and public transport routes.**

**The property comprises entrance hall, lounge with focal point fireplace, kitchen with informal dining area, utility hall, three well proportioned first floor bedrooms, and bathroom with white three piece suite.**

**Externally, the property enjoys paved front garden, and fully enclosed rear garden with paved patio area.**

**Other attributes include gas fired central heating, PVC double glazing, and views towards Cave Hill.**

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

**Early viewing early 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>68</b>	<b>73</b>
<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 are 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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