



60 Queens Avenue

Glengormley, NEWTOWNABBEY, BT36 5HX

Three-Bedroom, Mid-Terrace.
Modern Kitchen and Bathroom Suites.
Oil-Fired Central Heating.
Excellent Investment Opportunity.

A Barton Company are pleased to present FOR SALE this well-presented, mid-terrace in the popular and convenient 'Queens Park' estate. Perfect for an investment, or as a first home, this benefits from low-maintenance gardens and uPVC framed, double glazed windows. Value for money and with good rental yield returns, mean this property is sure to sell fast. Register your interest for a viewing today!

For Sale

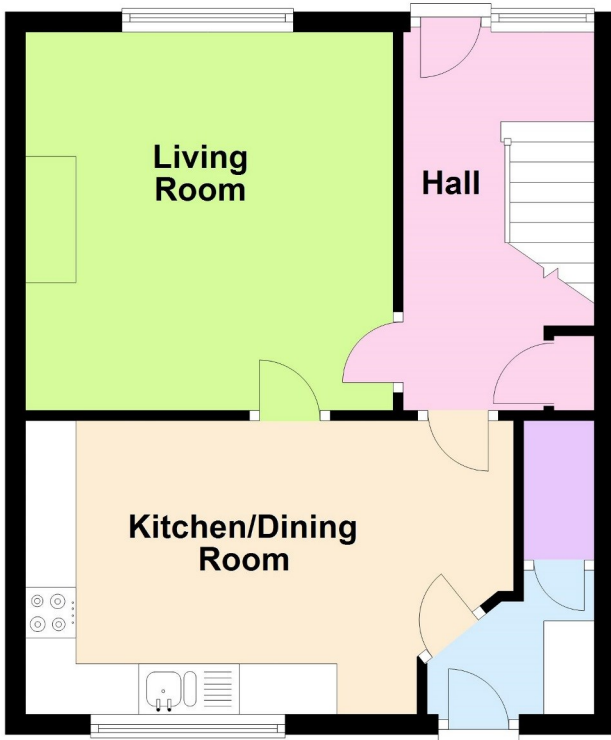
Offers Around £82,500

Viewing by appointment only through agents.

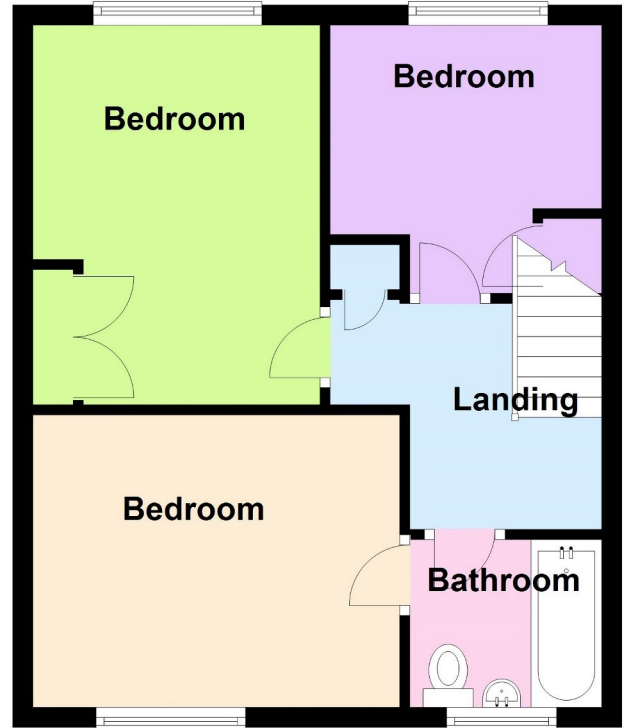
60 Queens Avenue

Glengormley, NEWTOWNABBEY, BT36 5HX

Ground Floor



First Floor



- Three-bedroom, Mid-Terrace.
- Oil-Fired Central Heating.
- uPVC white framed, double-glazed windows throughout.
- Modern Fitted Kitchen Suite.
- Modern Bathroom Suite.
- Utility Room.
- Solid-oak flooring through Hall and Lounge.
- Oak, four-panel internal doors throughout.
- Enclosed, rear yard laid entirely in concrete.
- External Boiler house.

- No Chain.
- Rental Yield: >8.5% at asking price.

60 Queens Avenue

Glengormley, NEWTOWNABBEY, BT36 5HX

Accommodation Comprises:

Ground Floor

Entrance Hall

uPVC framed, white, glazed front entrance door with side light. Centre pendant light. Radiator. Solid oak flooring.

Lounge

3.76 x 3.73m (12'4" x 12'3") max.

Feature 'oak' mock fireplace surround. Centre light. Solid oak flooring. Double radiator.



Kitchen / Diner

4.82 x 2.92m (15'9" x 9'6")

A 'shaker'-style, 'oak' vinyl kitchen suite comprising floor and eye level units with contrasting Formica worksurfaces. Round inlaid Stainless Steel sink and associated round inlaid drainer with matching mixer taps. Stainless Steel integrated Gas Hobs. Concealed extractor unit. Integrated Electric Oven. Fridge/Freezer space. Washing machine space and plumbing. Tiled flooring. Part tiled, 'subway'-tile, splash backs. Centre spot lighting.



Utility Room / Rear Hall

Eye level cupboards. Small work surface area. Tumble dryer space. uPVC framed, white, glazed external door. Under stairs cloaks cupboard. Tiled floor. Centre light.



First Floor

Landing

Carpeted Stairs and Landing. Centre pendant light. Hot press cupboard with Hot Water tank with internal immersion.

Master Bedroom

3.79 x 2.84m (12'5" x 9'3") max.

Wooden laminate flooring. Centre light. Radiator. Built-in wardrobes.



Bedroom II

3.73 x 2.91m (12'3" x 9'7")

Wooden laminate flooring. Centre spot lighting. Radiator.

60 Queens Avenue

Glengormley, NEWTOWNABBEY, BT36 5HX

Bedroom III

2.82 x 2.22m (9'3" x 7'3") max.

Wooden laminate flooring. Centre spot lighting. Radiator.



Bathroom

Three-piece bathroom suite comprising: Panel Bath with 'Mira' Electric Shower and concertina screen, Pedestal Wash Hand Basin and Low-Flush, Push-Button W.C. Part-tiled walls. Vinyl flooring. Centre light.

Exterior

Front Garden laid principally in stone. Wooden boundary fencing and front pedestrian gate.

Back Yard laid in concrete. Boundary wall and fencing. Brick built **Boiler house**. Oil Tank.



For Sale

Offers Around £82,500

Viewing by appointment only through agents.

Energy Performance Certificate Available on Request.

Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

