



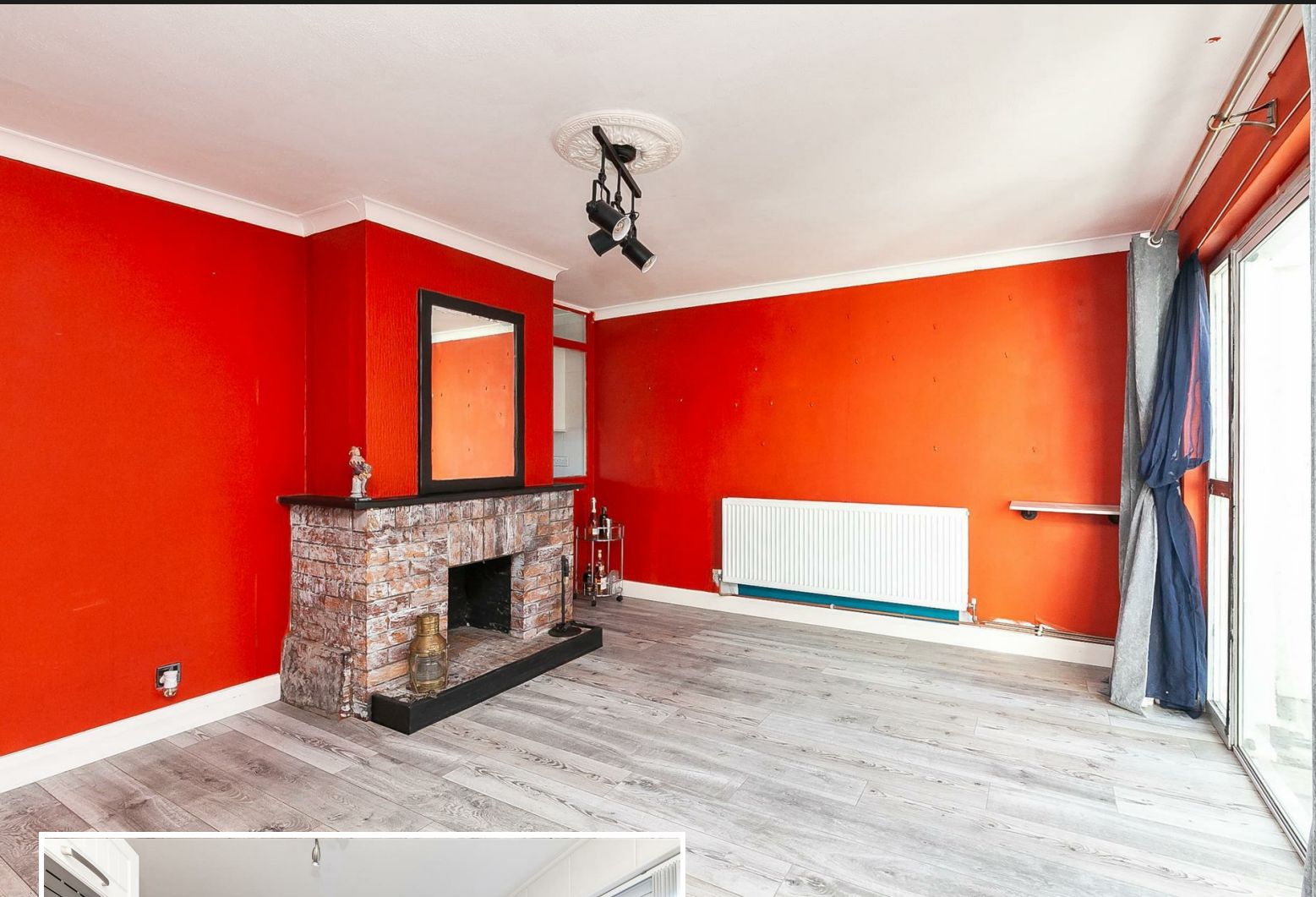
11 Cherrymount, Newtownabbey, BT36 5NH

- Mid Terrace Property
- Lounge; Focal Point Fireplace
- Bathroom; White Three Piece Suite
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Garden and Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £94,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screens.
Open arch leading to:

ENTRANCE HALL

Stairwell to first floor. Glass panelled door, leading to:

LOUNGE 15'8" x 12'7"

Brick, focal point fireplace. Wood laminate floor covering.
Aluminium framed, double glazed, sliding patio door to front garden. Glass panelled door, leading to rear hall. Access to under stairs store. Glass panelled door to rear porch. Open arch, leading to:



KITCHEN WITH INFORMAL DINING AREA 12'4" x 8'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven and microwave oven. Space for fridge freezer. Integrated dishwasher. Plumbed and space for washing machine. Splashback tiling to walls. Tile effect, wood laminate floor covering.

REAR PORCH

Tiled floor. Access to store. PVC double glazed door to rear garden and driveway.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 12'5" x 10'7" (wps)

Built in double wardrobe. Exposed tongue and groove timber flooring.

BEDROOM 2 12'5" x 8'10"

Built in wardrobe with sliding, mirror panelled door. Fitted storage units.

BEDROOM 3 9'2" x 7'7"

Exposed tongue and groove timber flooring.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Curved glass shower screen over bath. Tiling to walls. Tiled floor.

EXTERNAL

Front garden, finished in artificial grass and paving.

Part PVC soffits, fascia and rainwater goods.

Paved rear garden.

Private driveway, finished in tarmac.

Outside tap.

External lighting.

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, mid terrace property, conveniently situated within the Mossley area of Newtownabbey.

The property comprises entrance porch, entrance hall, lounge, kitchen with informal dining area, three well-proportioned bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys enclosed front garden and low maintenance rear garden with private driveway area.

Other attributes include gas heating, PVC double glazing, and walking distance to Mossley West train station.

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) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

Northern Ireland Children's Hospice

Awards

PROPERTY AWARDS 2018

PROPERTY AWARDS 2019

Shortlisted The Negotiator Awards 2018

Shortlisted The Negotiator Awards 2019

INVESTORS IN PEOPLE AWARDS 2019 Finalist

THE NEGOTIATOR AWARDS 2019 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

WE ARE MACMILLAN. CANCER SUPPORT