

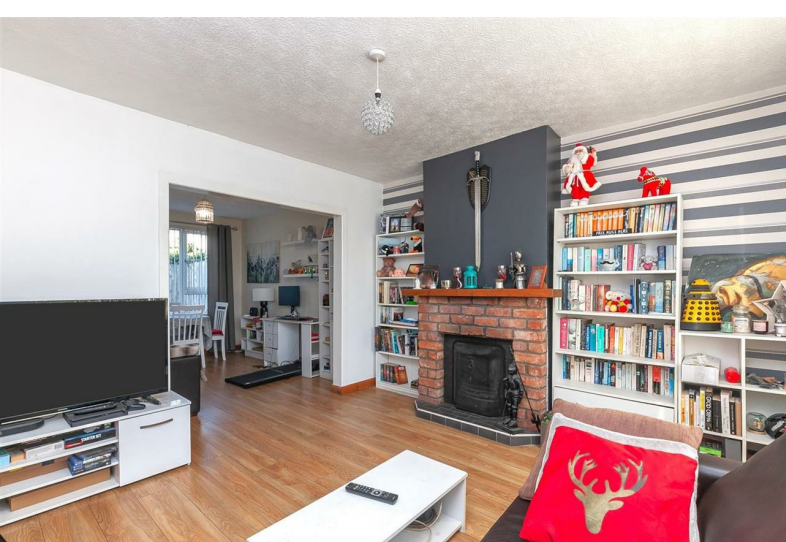


19 Kings Avenue, Newtownabbey, BT37 0DD

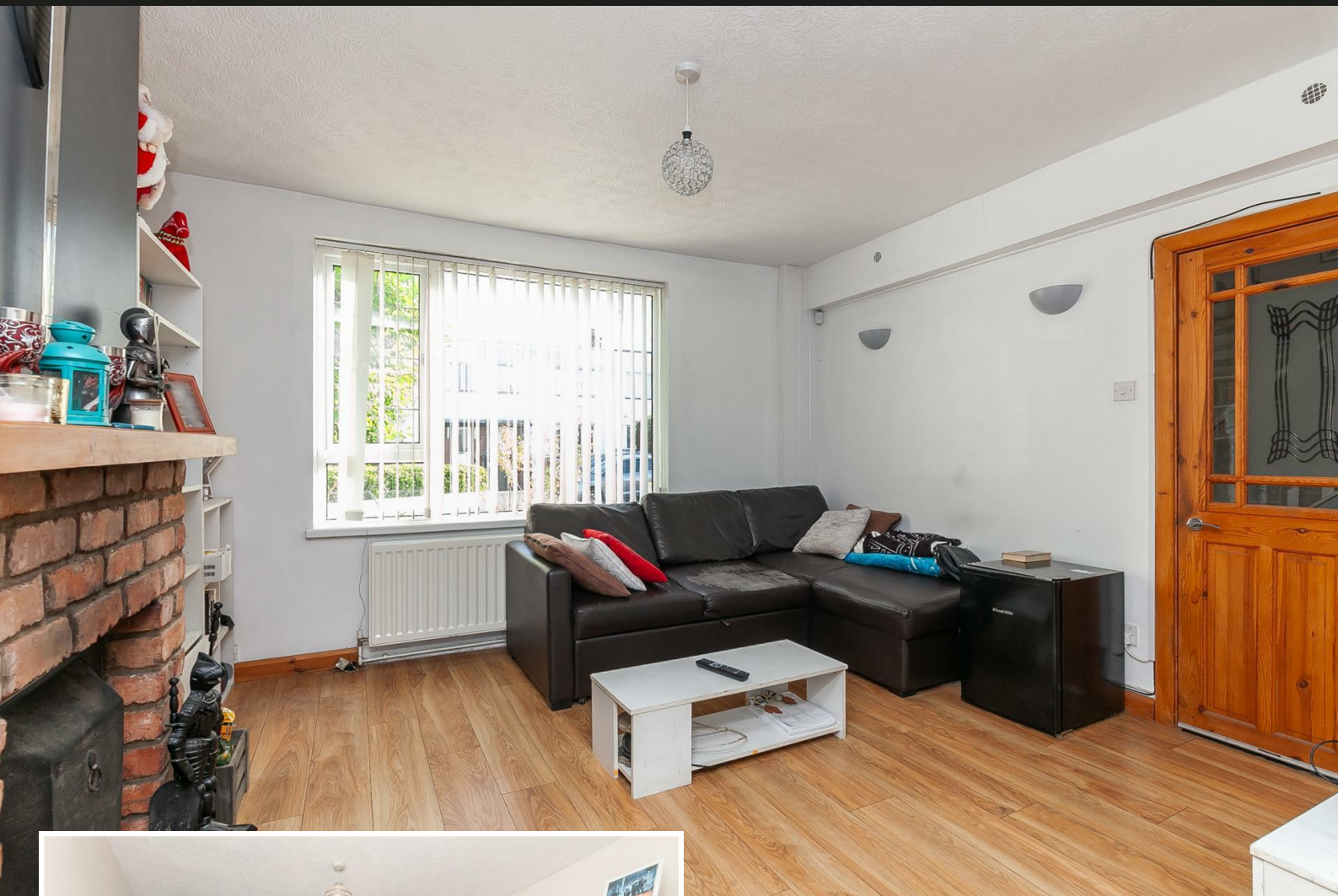
- Mid Terrace Property
- Lounge; Open Arch To Dining Room
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen
- Gas Heating
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £97,500

EPC Rating D



19 Kings Avenue, Newtownabbey, BT37 0DD



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Glass panelled door, leading to:

LOUNGE 12'10" x 11'9"

Open fire in tiled fireplace with contrasting tiled hearth and brick surround. Wood laminate floor covering. Open arch leading to:

DINING ROOM 11'8" x 8'11"

Wood laminate floor covering.



KITCHEN 11'9" x 9'10"

Modern fitted 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, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Fully tiled walls. PVC double glazed door, leading to rear garden.

FIRST FLOOR

LANDING

Wood laminate floor covering.

BEDROOM 1 12'7" x 11'9" (wps)

Wood laminate floor covering.

BEDROOM 2 11'10" x 10'11" (wps)

Built in wardrobe. Access to store with gas fired central heating boiler. View towards Cave Hill. Wood laminate floor covering.

BEDROOM 3 9'5" x 8'7" (wps)

Wood laminate floor covering.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Fully tiled walls.

EXTERNAL

Fully enclosed, low maintenance front garden, finished in decorative stone and trees.

Entrance canopy.

External lighting.

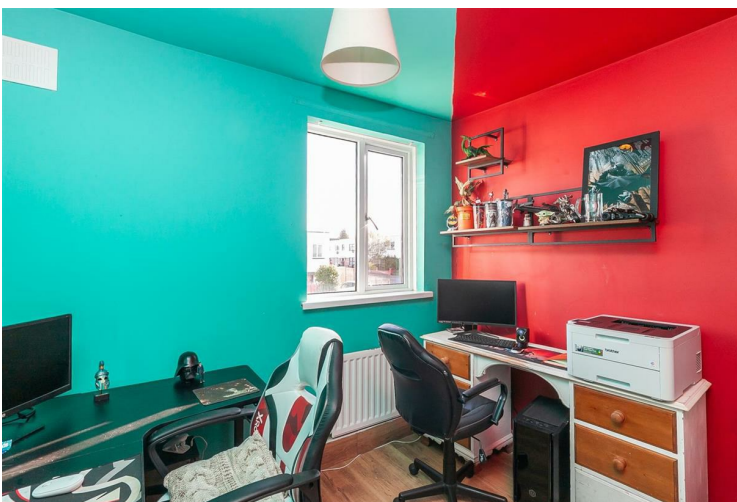
Fully enclosed, low maintenance, paved rear garden with raised planters.

Garden store.

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, mid terrace property, conveniently located within the Kings/Fernagh area of Newtownabbey.

The property comprises entrance hall, lounge, open arch to dining room, kitchen, three bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys gardens front and rear.

Other attributes include gas heating and PVC double glazing.

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	67	74
(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

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