



**12 Woodford Park East  
 Fairview Road, Newtownabbey, BT36 6TP**

**Offers Around  
 £164,950**

We are delighted to offer for sale this attractive detached bungalow which is located on a corner site in a very popular residential area just off the Fairview Road / Doagh Road. This home requires modernisation and will appeal to a builder / developer.

Inside the accommodation comprises; entrance hall, lounge with mock fireplace, wood laminate flooring and open to dining room offering access to a fitted kitchen with built in oven & hob and access to garden.

There are also three bedrooms and a shower room.

Other benefits include oil heating.

Outside there is a concrete driveway leading to a detached garage, superb gardens to front and side in lawn and a garden to rear with paved patio area.

Early viewing recommended !!

# 12 Woodford Park East

Fairview Road, Newtownabbey, BT36 6TP



- Detached Bungalow
- Fitted Kitchen
- Detached Garage
- 3 Bedrooms
- Shower Room
- Corner Site
- 2 Reception Rooms
- Oil Heating

## ACCOMMODATION COMPRISES KITCHEN

### GROUND FLOOR

#### ENTRANCE HALL

Wood laminate flooring, cloaks cupboard, access to roofspace

#### LOUNGE

15'4" x 10'4" (4.67m" x 3.15m")  
Mock fireplace, wood laminate flooring, radiator, open to dining room

#### DINING ROOM

10'10" x 8'10" (3.30m" x 2.69m")  
Wood laminate flooring, radiator

9'11" x 9'7" (3.02m" x 2.92m")  
Range of high and low level units, Radiator formica worktop, stainless steel single drainer sink unit, built in oven, hob, extractor fan, under fridge space, plumbed for washing machine, partly tiled walls, radiator, access to garden

#### BEDROOM 1

14'0" x 10'0" (4.27m" x 3.05m")  
Radiator

#### BEDROOM 2

12'5" x 10'0" at widest (3.78m" x 3.05m" at widest )  
Built in mirror sliding robes, radiator

#### BEDROOM 3

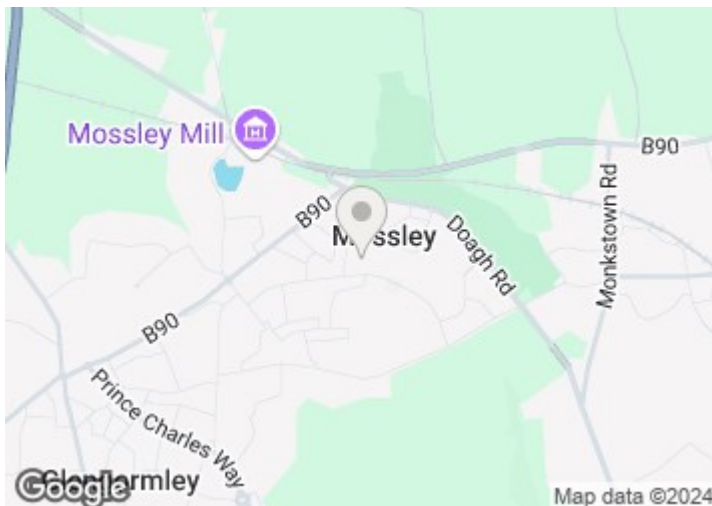
9'11" x 6'8" (3.02m" x 2.03m")

#### SHOWER ROOM

Shower cubicle, Mira shower, vanity unit, low flush wc, fully tiled walls, tiled floor, hotpress

#### OUTSIDE

Concrete driveway leading to a detached garage, up and over door  
Gardens to front and side in lawn  
Garden to rear with mature shrubs and paved patio area



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>Northern Ireland</b>	EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

**WHICH MORTGAGE WILL SUIT ME BEST?**

**HOW MUCH DEPOSIT WITH I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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