



## 11 Church Park Glengormley, Newtownabbey, BT36 6ER

**Price £120,000**

### Public Notice

Address: 11 Church Park, Newtownabbey, BT36 6ER

We are acting in the sale of the above property and have received an offer of £121,000 (one hundred and twenty one thousand pounds)

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating 45

We are delighted to offer for sale this semi detached house located in a popular residential location just off the Antrim / Church Roads and will ideally suit the young buyer seeking their first home or investor.

Inside the accommodation comprises; entrance hall, lounge with fireplace and wood laminate flooring, dining room with wood laminate flooring and archway to a beech fitted kitchen with space for appliances and a rear porch with access to garden.

Upstairs there are three bedrooms and a bathroom with white suite

Other benefits include PVC double glazing and oil heating.

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

Early viewing recommended !!

# 11 Church Park

Glengormley, Newtownabbey, BT36 6ER



- Semi Detached
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Detached Garage
- 2 Reception Rooms
- PVC Double Glazing
- Cul De Sac Position

## ACCOMMODATION COMPRISES

### GROUND FLOOR

### ENTRANCE HALL

Pvc double glazed front door, radiator

### LOUNGE

13'11" x 11'10" at widest (4.24m" x 3.61m" at widest )

Fireplace, wood laminate flooring, radiator

### DINING ROOM

10'3" x 8'10" at widest (3.12m' x 2.69m" at widest )

Wood laminate flooring, radiator, built in cupboard, archway to kitchen

### KITCHEN

13'7" x 6'9" at widest (4.14m" x 2.06m" at widest )

Range of beech high and low level units,

formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, tiled floor

### REAR PORCH

Fridge / freezer space, pvc double glazed back door,

### FIRST FLOOR

### LANDING

Access to roofspace

### BEDROOM 1

12'5" x 8'2" (3.78m" x 2.49m")

Built in mirror sliding robes, hotpress, wood laminate flooring, radiator

### BEDROOM 2

10'2" x 8'5" (3.10m" x 2.57m")

Radiator

### BEDROOM 3

9'4" x 6'11" at widest (2.84m" x 2.11m" at widest )

Radiator

### BATHROOM

White suite comprising bath, electric shower above, pedestal wash hand basin, low flush wc, fully pvc panelled walls, tiled floor, radiator

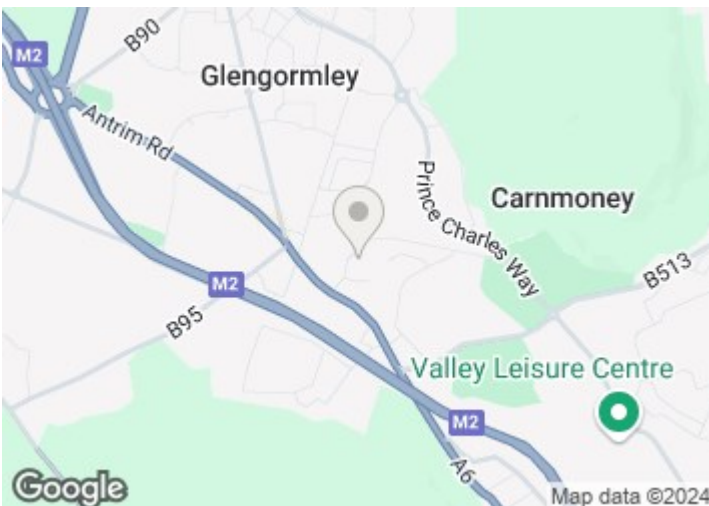
### OUTSIDE

Concrete driveway leading to a detached garage, up and over door, oil boiler

Garden to front in lawn

Paved patio area at rear with decking area

Oil tank



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>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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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