

## 45 QUEENS AVENUE

Ballyclare Road  
Newtownabbey BT36

- End Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Shower Room
- PVC Double Glazing
- Gas Heating
- Garden Front & Rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £99,950**

# 45 Queens Avenue

Ballyclare Road, Newtownabbey, BT36 5HX



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator

#### LOUNGE

12'3" x 12'2" (3.73m x 3.71m)

Feature marble fireplace, solid wood flooring, attractive bow window, radiator, double glass panelled doors to dining room

#### DINING ROOM

10'3" x 9'6" (3.12m x 2.90m)

Solid wood flooring, radiator, pvc double glazed double doors to rear

#### KITCHEN

9'6" x 8'1" (2.90m x 2.46m)

Modern range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, integrated washing machine, tiled floor, radiator.

### FIRST FLOOR

#### LANDING

Access to roofspace with gas boiler

#### BEDROOM 1

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

Radiator, built in wardrobe

#### BEDROOM 2

10'3" x 9'7" (3.12m x 2.92m)

Radiator

#### BEDROOM 3

9'2" x 9'1" (2.79m x 2.77m)

Solid wood flooring, radiator

#### BATHROOM

Chrome corner shower cubicle, thermostatic shower, vanity unit, low flush wc, fully pvc panelled walls, chrome heated towel radiator

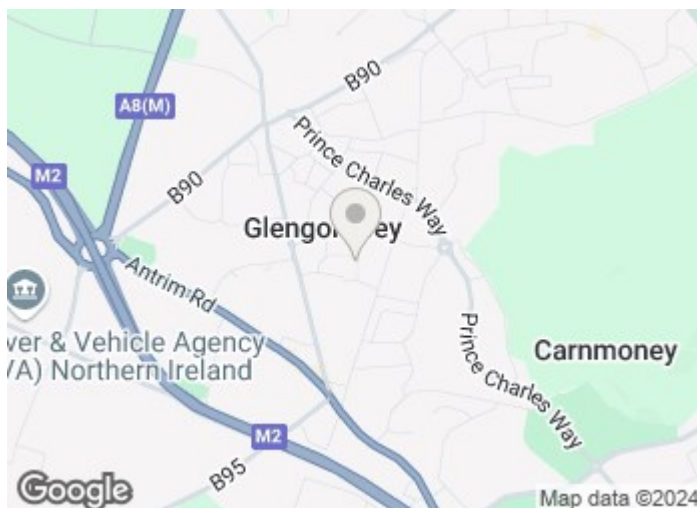
### OUTSIDE

Garden to front in lawn

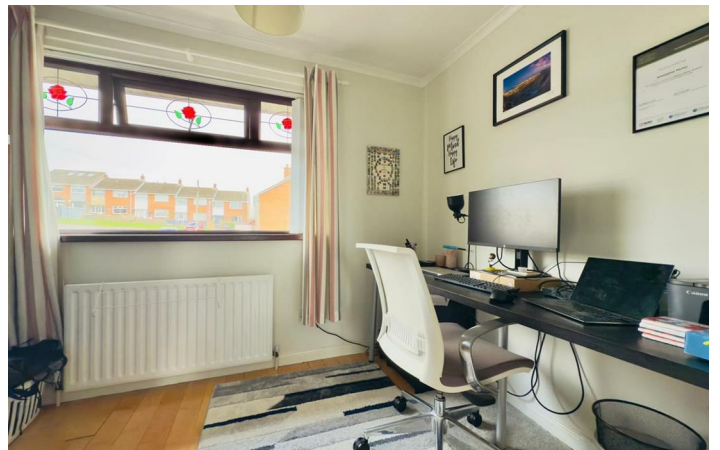
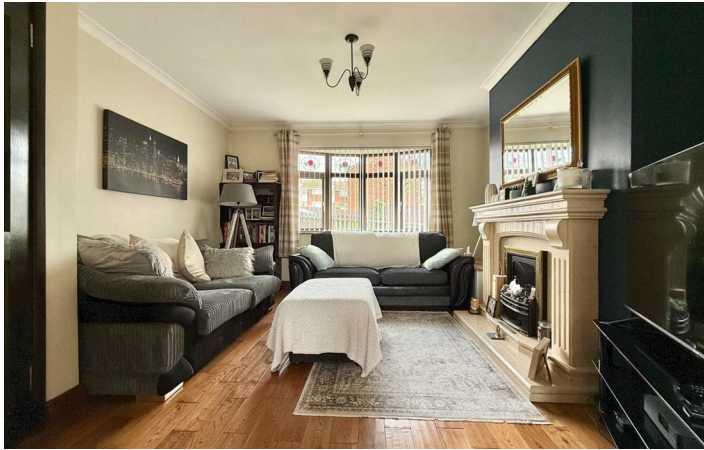
Garden to rear in lawn with paved patio area

Shed

PVC fascia and guttering

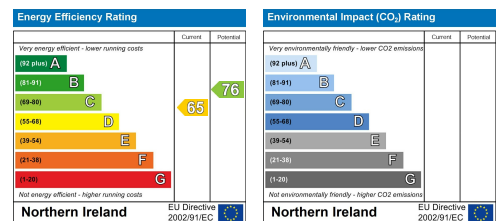


## Directions



# Floor Plan

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