

## **GLENGORMLEY BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE





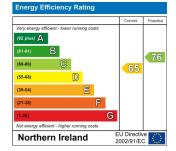




# **45 QUEENS AVENUE**

## Ballyclare Road Newtownabbey BT36

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



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 Solid wood flooring, radiator units, formica worktop, stainless steel single drainer sink unit, built in Chrome corner shower cubicle, stainless steel oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, integrated washing machine, tiled floor, radiator.

#### **FIRST FLOOR**

#### **LANDING**

#### **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)

#### **BATHROOM**

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

#### **OUTSIDE**

Garden to front in lawn Access to roofspace with gas boiler Garden to rear in lawn with paved patio area Shed PVC fascia and guttering



## **Directions**











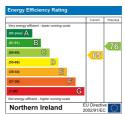


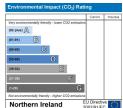




## **Floor Plan**

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