



## 3 BEECHWOOD AVENUE

Rush Park  
Newtownabbey BT37

- Mid Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Modern White Bathroom
- PVC Double Glazing
- Oil Heating
- Ideal First Time Purchase

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £119,950**

# 3 Beechwood Avenue

Rush Park, Newtownabbey, BT37 9PX



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, solid wood flooring, under stairs storage

#### LOUNGE

12'7" x 10'6" (3.84m" x 3.20m")  
Tiled fireplace, wood laminate flooring

#### DINING ROOM

14'7" x 12'0" (4.45m" x 3.66m")  
Feature pine fireplace with tiled hearth, inset and electric fire, solid wood flooring.

#### KITCHEN

10'6" x 7'5" (3.20m" x 2.26m")  
Range of high and low level units, formica worktop, stainless steel sink unit, cooker space, fridge / freezer space, plumbed for washing machine, partly tiled walls, tiled floor, pvc door to garden

### FIRST FLOOR

#### LANDING

Access to roofspace, hotpress

#### BEDROOM 1

10'6" x 9'7" (3.20m" x 2.92m")  
Wood laminate flooring

#### BEDROOM 2

14'3" x 8'10" (4.34m" x 2.69m')  
Wood laminate flooring

#### BEDROOM 3

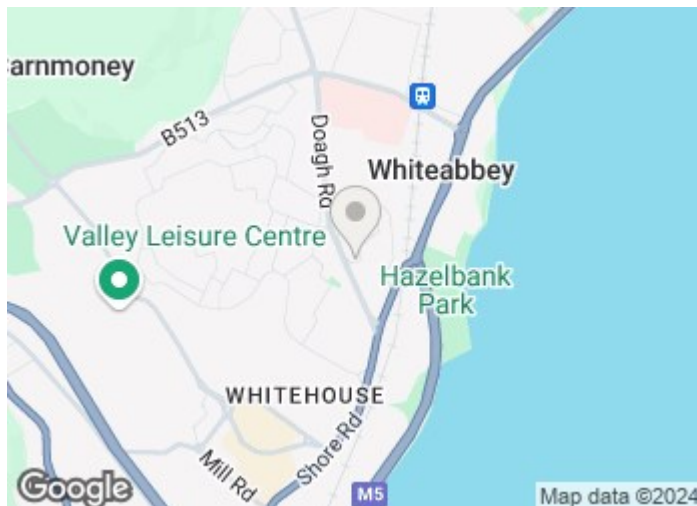
10'10" x 7'5" (3.30m" x 2.26m")  
Wood laminate flooring

#### BATHROOM

White suite comprising pedestal wash hand basin, low flush wc, panelled bath with shower above, partly tiled walls

#### OUTSIDE

Pebbled garden to front  
Enclosed fully paved garden to rear, boiler house.

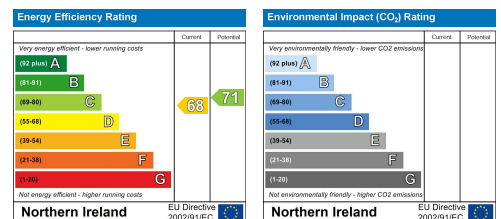


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark