

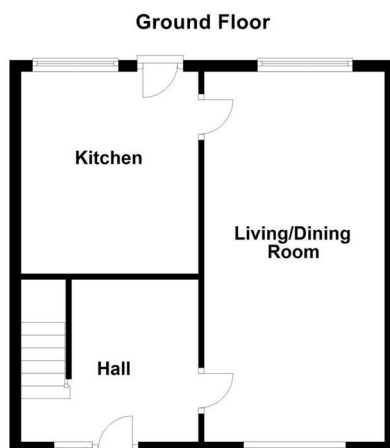


## 13 Birchmount, Newtownabbey, BT36 5NE

- Mid Terrace Property
- Lounge Through Dining Room
- Deluxe Fully Tiled Shower Room
- Private Driveway
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Ideal First Time Buy/Buy To Let

Offers Over **£104,950**

EPC Rating D



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**13 Birchmount, Newtownabbey**



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC, double glazed front door with matching side screen. Timber floor. Stairwell to first floor. Access to under stairs storage area.

#### LOUNGE THROUGH DINING ROOM 21'3" x 10'3"

Open fire in cast iron fireplace with granite hearth and timber surround. Dual aspect windows. Timber flooring.



## **KITCHEN WITH INFORMAL DINING AREA 12'0" x 10'2"**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated double oven. Space for American style fridge freezer. Integrated dishwasher. Plumbed and space for washing machine. Glass fronted display cabinet. Built in wine rack. Tiled floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store with gas fired central heating boiler. Access to roof space.

### **BEDROOM 1 12'1" x 10'3"**

Wood laminate floor covering.

### **BEDROOM 2 12'1" x 10'1"**

Wood laminate floor covering.

### **BEDROOM 3 10'3" x 8'11" (wps)**

Wood laminate floor covering.

### **DELUXE FULLY TILED SHOWER ROOM**

Contemporary, white, three piece suite comprising shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

### **EXTERNAL**

Front garden, finished mainly in lawn.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn, paved patio area and range of plants, trees and shrubbery.

Outside tap.

Private driveway, finished in tarmac.

Outside store.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Well presented, three bedroom, mid terrace property with private driveway to rear, conveniently situated off Manse Road, Newtownabbey.**

**The property comprises entrance hall, lounge through dining room with open fire, separate kitchen with informal dining area, three well proportioned bedrooms, and deluxe fully tiled shower room, with contemporary, white three piece suite.**

**Externally, the property enjoys private driveway, finished in tarmac, and gardens front and rear, finished in lawn, paved patio area and range of plants, trees and shrubbery.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



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>	<b>62</b>	<b>68</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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