



61 Mill Road, Newtownabbey, BT36 7BA

- Extended End Terrace Property
- Modern Fitted Kitchen
- Gas Heating
- Private Driveway
- Convenient Location
- Three Bedroom/Two Reception
- Shower Room; White Suite
- PVC Double Glazing
- Large, Fully Enclosed Rear Garden
- Ideal First Time Buy/Buy To Let

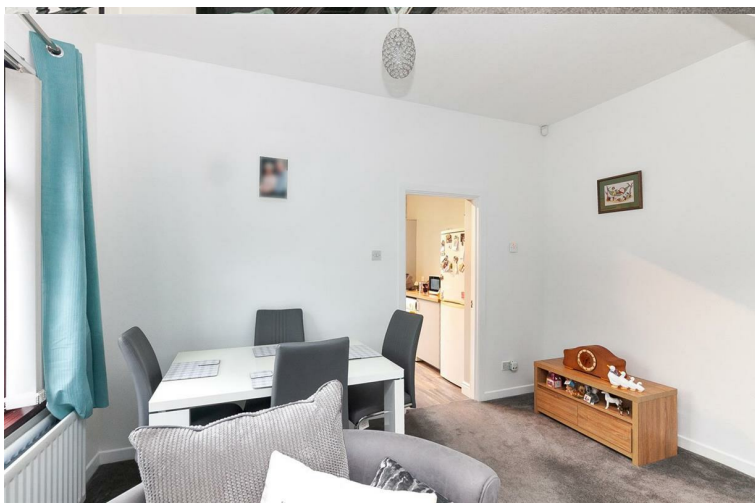
Offers Over £129,950

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching double glazed fanlight over. Stairwell leading to first floor. Glass panelled door leading to:

#### LOUNGE 13'4" x 9'4"

Glass fronted fire with granite inset, matching granite hearth, and contrasting granite surround. Open arch to:

#### DINING ROOM 12'6" x 9'8"

Access to under stairs store.



## **KITCHEN 11'10" x 9'8"**

Modern fitted kitchen with range of high and low level storage units and contrasting, wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated four ring, touch screen hob with stainless steel extractor canopy over. Integrated eye level oven. Space for fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Wood laminate floor covering. Picture window to rear elevation. PVC double glazed rear door.

## **FIRST FLOOR**

### **LANDING**

Access via slingsby style ladder to fully floored roof space. Built in store with gas fired central heating boiler.

### **BEDROOM 1 12'7" x 11'5" (wps)**

### **BEDROOM 2 9'9" x 6'2"**

### **BEDROOM 3 9'3" x 5'11"**

### **SHOWER ROOM 6'2" x 5'5"**

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower unit. PVC panelling to walls and ceiling.

### **EXTERNAL**

Fully enclosed, low maintenance front garden finished in paving and decorative stone, bordered by mature hedging. Cast iron double gates leading to generous sized private driveway area finished in tarmac with small lawn. Fully enclosed rear garden, finished in lawn, tarmac service area and timber decking. Timber garden shed. External lighting and power points. Outside tap.

## **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.







**Immaculately presented, three bedroom/two reception end terrace property with double extension, occupying a generous sized site with large private driveway area, situated off Mill Road, Newtownabbey.**

**The property comprises entrance hall, lounge, dining room, kitchen, three bedrooms and shower room, with white, three piece suite.**

**Externally, the property enjoys private driveway area finished in tarmac and large, fully enclosed rear garden, finished in lawn, tarmac service area and timber decking.**


**Other attributes include gas heating, PVC double glazing and convenient location.**

**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>	<b>68</b>	<b>69</b>
(55-68) <b>D</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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