

## 11 KINGS ROAD

### Doagh Road Newtownabbey BT37

- Mid Terrace
- 3 Bedrooms
- Lounge
- Modern Kitchen / Diner
- White Bathroom Suite
- PVC Double Glazing / Oil
- Gardens Front & Rear
- Popular Location

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>			
(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	

**Offers Around £114,950**

# 11 Kings Road

Doagh Road, Newtownabbey, BT37 0DA



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

#### LOUNGE

12'7" x 11'9" (3.84m" x 3.58m")  
Feature multi fuel burning stove, wood laminate flooring, radiator

#### KITCHEN /DINER

19'1" x 11'9" at widest (5.82m" x 3.58m" at widest )  
Modern range of white high gloss 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, plumbed for washing machine, partly tiled walls, wood laminate flooring, radiator, pvc double glazed back door.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'8" x 11'1" at widest (3.56m" x 3.38m" at widest )  
Hotpress, radiator

#### BEDROOM 2

12'5" x 11'9" at widest (3.78m" x 3.58m" at widest )  
Radiator

#### BEDROOM 3

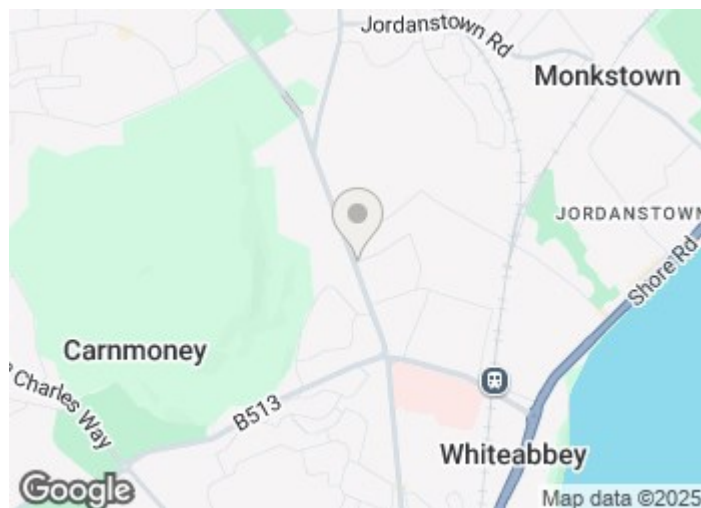
9'5" x 8'8" at widest (2.87m" x 2.64m" at widest )  
Wood laminate flooring, radiator

#### BATHROOM

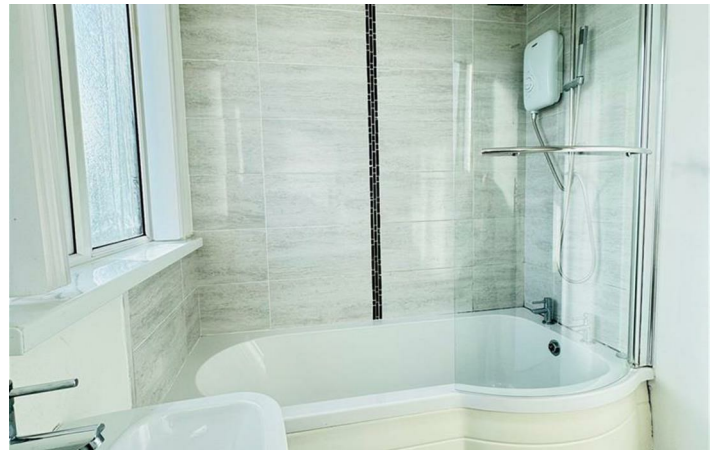
White suite comprising panelled shower bath, electric shower above, screen, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, chrome heated towel radiator

#### OUTSIDE

Pebbled garden to front  
Good garden to rear in lawn  
Outhouse with oil boiler, oil tank



## Directions



# Floor Plan

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