

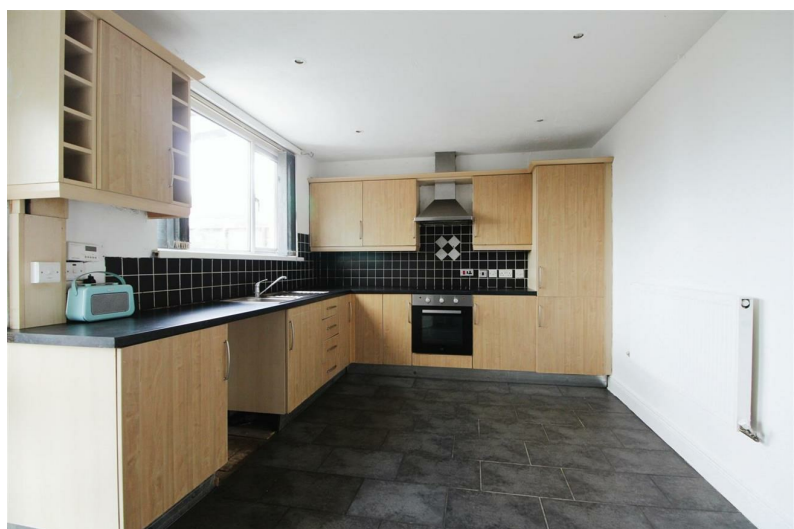


8 Glenvarna Green, Newtownabbey, BT36 5JF

- Mid Terrace Property
- Lounge' Focal Point Fireplace
- Bathroom; Shower Room; Separate WC
- PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Fired Central Heating
- Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell leading to first floor. Glazed panelled door into:

LOUNGE 14'1" x 13'10"

Focal point fireplace. Wood laminate floor covering. Picture window to front elevation.



KITCHEN WITH INFORMAL DINING AREA 14'0" x 10'1"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with matching draining bay. Integrated ceramic hob with stainless steel pyramid style extractor canopy. Integrated under counter oven. Integrated fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Access to built in storage with high level storage units, work bench, tiled floor and light.

FIRST FLOOR

LANDING

Access via slingsby style ladder to partially floored roof space.

BEDROOM 1 12'4" x 8'5"

Wood laminate floor covering. Built in wardrobe/store. Access to shelved hot press.

BEDROOM 2 11'0" x 9'8"

Fitted double wardrobe with mirrored sliding doors. Built in shelved store.

BEDROOM 3 13'3" x 9'6" (wps)

Twin built in wardrobes/stores.

BATHROOM

White two piece suite comprising panelled bath and vanity unit. Tiled walls. Tiled floor.

SEPARATE SHOWER ROOM

Fully tiled quadrant shower enclosure with electric shower unit within. Part tiled/part panelled walls. Tiled floor.

CLOAKROOM WITH WC

White WC. PVC panelled walls.

EXTERNAL

Front garden finished in lawn, decorative stone and selection of plants, trees and shrubbery.

Access to fully enclosed alleyway to side.

Fully enclosed, low maintenance, paved rear garden with tree barked shrub beds and lean to.

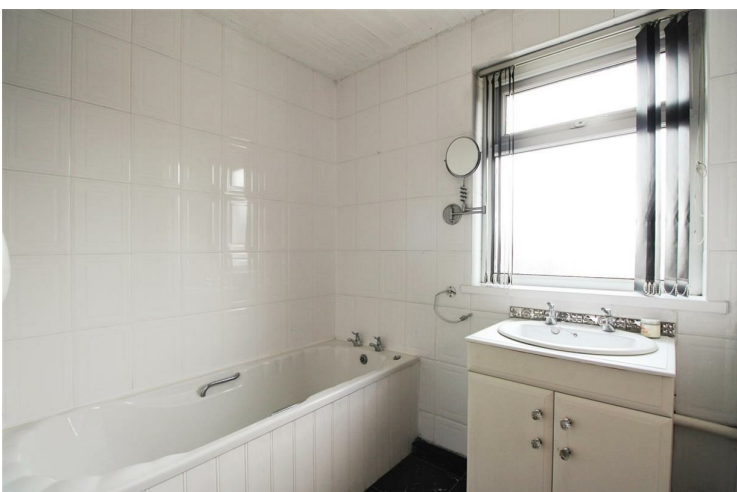
PVC oil storage tank.

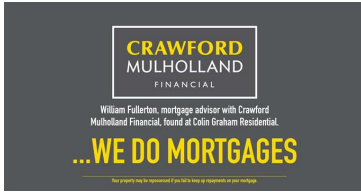
Oil fired central heating boiler (housed).

External lighting.

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.



Well presented, spacious, three bedroom mid terrace property with gardens front and rear, situated within the popular and conveniently located Glenvarna area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, modern fitted kitchen with informal dining area, three well proportioned first floor bedrooms, bathroom with two piece suite, separate shower room, and cloakroom with WC. Externally the property enjoys front garden finished in lawn, decorative stone and selection of plants, trees and shrubbery, access to private, fully enclosed alley to side, and fully enclosed, low maintenance, paved rear garden with tree barked shrub beds. Other attributes include oil fired central 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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



Proudly sponsoring



Awards

