



24 Princes Avenue, Newtownabbey, BT37 0BX

- End Terrace Property
- Lounge; Focal Point Fire
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Separate Dining Room
- Deluxe Bathroom; White Suite
- Large, Fully Enclosed Side & Rear Gardens
- Ideal First Time Buy / Buy To Let Investment

Offers Over £114,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Timber flooring. Stairwell to first floor.

LOUNGE 15'10" x 11'10" (wps)

Electric focal point fire. Timber flooring.

DINING ROOM 11'8" x 8'10"

Timber flooring.



KITCHEN 11'8" x 9'10" (plus recess)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay and wood block effect melamine work surface. Integrated gas hob with tiled splash back and stainless steel extractor hood over. Integrated oven and grill. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 12'6" x 11'11" (wps)

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 2 11'9" x 11'1" (wps)

Built in wardrobe/store. Access to separate store with gas fired central heating boiler. Wood laminate floor covering. Rural views to rear.

BEDROOM 3 9'5" x 8'5" (wps)

Wood laminate floor covering.

BATHROOM

White three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled shower with drench shower head, and glass shower screen, over bath. Fully panelled walls. Chrome towel radiator.

EXTERNAL

Enclosed front garden.

Large, fully enclosed side and rear gardens finished in lawn and paved patio area.

Outside store.

Outside tap.

External lighting.

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, two reception end terrace property occupying a large corner site, and end of cul de sac position, within the popular Princes / Fernagh area of Whiteabbey, Newtownabbey. The property comprises entrance hall, lounge with focal point fire, separate dining room, modern fitted kitchen, three well proportioned first floor bedrooms and deluxe shower room with white three piece suite. Externally the property enjoys a generous sized, fully enclosed gardens to side and rear. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(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

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