



47 Forthill Drive, Newtownabbey, BT36 6QR

- Mid Terrace Property
- Bay Fronted Lounge; Focal Point Fireplace
- Fully Tiled Shower Room
- PVC Double Glazing
- Paved Rear With Driveway Area
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating
- Front Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £84,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fan light over. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 14'3" x 13'9" (wps)

Bow bay window to front elevation. Focal point fireplace with electric insert. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 17'6" x 10'3"

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit. Touch screen, ceramic hob with extractor hood over. Integrated oven, microwave oven, washing machine, dishwasher and fridge freezer. Splash back tiling to walls. Access to under stairs storage. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'3" x 9'0"

Built in wardrobe. Separate built in shelved store.

BEDROOM 2 10'9" x 10'1"

Elevated rural views. Fitted wardrobes and high level storage units. Separate built in wardrobe.

BEDROOM 3 9'0" x 8'3" (wps)

FULLY TILED SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower unit. Chrome towel radiator.

EXTERNAL

Front garden.

Fully enclosed rear garden with double gates to private driveway area.

Outside tap.

External lighting.

Boiler house with gas fired central heating boiler.

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.





Three bedroom mid terrace property located within the Ballyduff area of Newtownabbey. The property comprises entrance hall, bay fronted lounge with focal point fireplace, kitchen through dining room, three, well proportioned, first floor bedrooms, and fully tiled shower room. Externally the property enjoys a front garden area, paved rear and double gates to private driveway area. Other attributes include gas heating and PVC double glazing. Ideal first time buy / buy to let investment alike.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	70
(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

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