



23 Abbots Gardens, Newtownabbey, BT37 9QZ

- Semi Detached Home
- Two Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe, Fully Tiled Shower Room
- Private Driveway; Fully Landscaped Site
- Fully Renovated
- Lounge With Cast Iron Stove
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Ideal First Time Buy / Buy To Let Investment

Offers Over £124,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC Double glazed front door. Tiled floor. Stairwell to first floor. Glass panelled door leading;

LOUNGE 13'10" x 12'0" (widest points)

Slate clad inglenook recess with cast iron multi fuel burning stove, on slate hearth with matching surround. Picture window to front elevation. Chevron style timber floor. Open arch to;



KITCHEN WITH INFORMAL DINING AREA 15'10" x 7'3"

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 with draining bay. Integrated gas hob with stainless steel extractor over. Integrated oven and fridge freezer. Space and plumbed for washing machine. Splashback tiling to walls. Chevron style timber flooring. PVC French door leading to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 12'7" x 10'9" (widest points)

Cast iron focal point fireplace. Wood laminate floor covering. Built in double wardrobe.

BEDROOM 2 10'5" x 9'3"

Open aspect to rear. Wood laminate floor covering.

DELUXE FULLY TILED SHOWER ROOM

Contemporary white three piece suite. Comprising shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower with drench shower head. Illuminated mirror over sink. Chrome towel radiator.

EXTERNAL

Private driveway finished in tarmac.

Fully enclosed, low maintenance rear garden finished in lawn, paved patio area and timber decking.

Open aspect to rear.

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, fully renovated, two bedroom semi detached home with private driveway, fully landscaped site and open aspect to rear, located within the popular Abbots area, Doagh Road, Newtownabbey. The property comprises entrance hall, lounge with stove, kitchen through dining room, two well proportioned bedrooms and deluxe, fully tiled shower room. Externally the property enjoys private driveway area finished in tarmac, and fully enclosed rear garden finished in lawn, paved patio area, and timber decking. Other attributes include gas heating, PVC double glazing, convenient location and range of quality finished throughout. 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	70	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 are 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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