

# Reeds Rains

The Estate Agent

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Knockenagh Avenue, Newtownabbey, Co Antrim

## **Offers in the region of £95,000**

Well Presented Mid Terrace Property With Open Aspect To Front / Three Bedrooms / Good Size Lounge / Fitted Kitchen / Dining Area / First Floor Shower Room With White Suite / Double Glazed Windows And Doors In UPVC Frames / Walled Garden Area To Front And Enclosed To Rear

### **Glengormley**

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## Knockenagh Avenue, Newtownabbey, Co Antrim

### Entrance Hall

Ceramic Tiled Floor

### Lounge 14'11" x 14'6"

Feature Pine Fireplace, tiled inset and hearth. Laminate wood strip flooring

### Dining Kitchen 17'6" x 10'2" (at widest points)

Fitted with a range of high and low level units to include bowl and a half stainless steel sink unit with mixer tap, stainless steel extractor hood with light and fan, housing for fridge / freezer, plumbed for washing machine and dishwasher. Part tiled walls, ceramic tiled floor.

### First Floor Landing

### Shower Room 6'7" x 5'11"

Fitted with a white suite comprising shower cubicle with electric shower, pedestal wash hand basin and close couple w.c. PVC tongue and groove ceiling, laminate wood strip flooring.

### Bedroom 1 11'10" x 11'3" (at widest points)

### Bedroom 2 10'8" x 10'6"

Range of mirror slide robes. Laminate wood strip flooring.

### Bedroom 3 8'10" x 8'2"

Laminate wood strip flooring, built in ward robe

### Outside

### Gardens

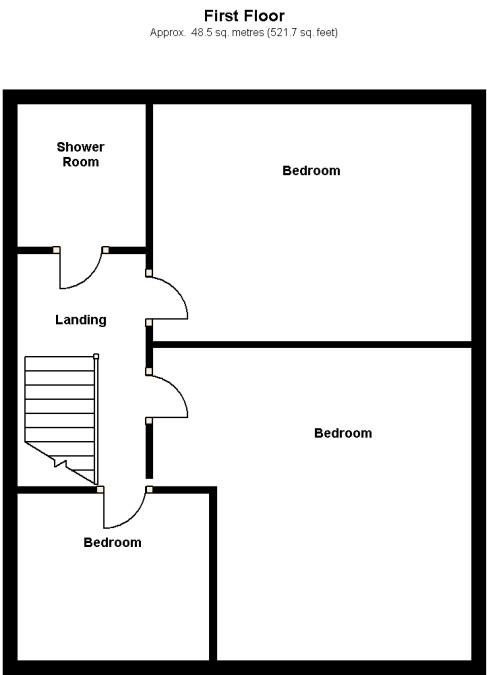
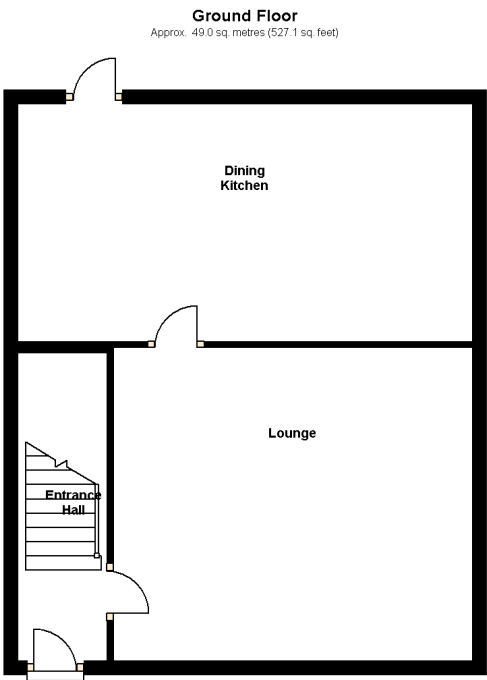
Walled garden area to front and enclosed to rear

### Directions

Off O' Neill Road, Glengormley

### Floorplan

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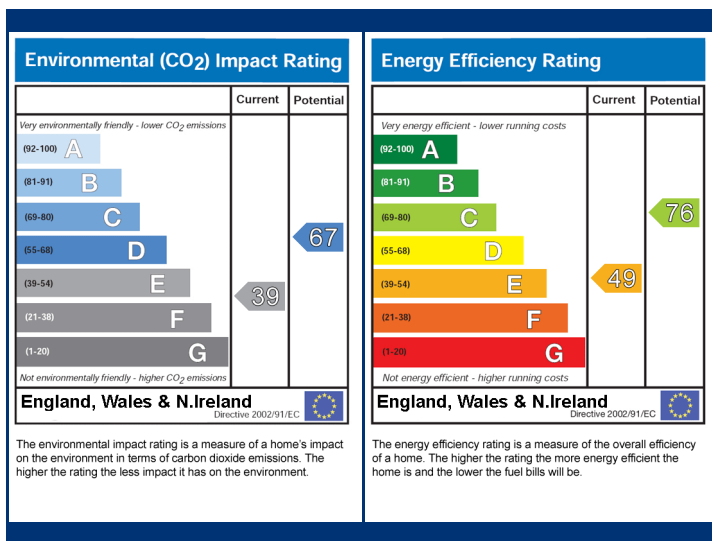
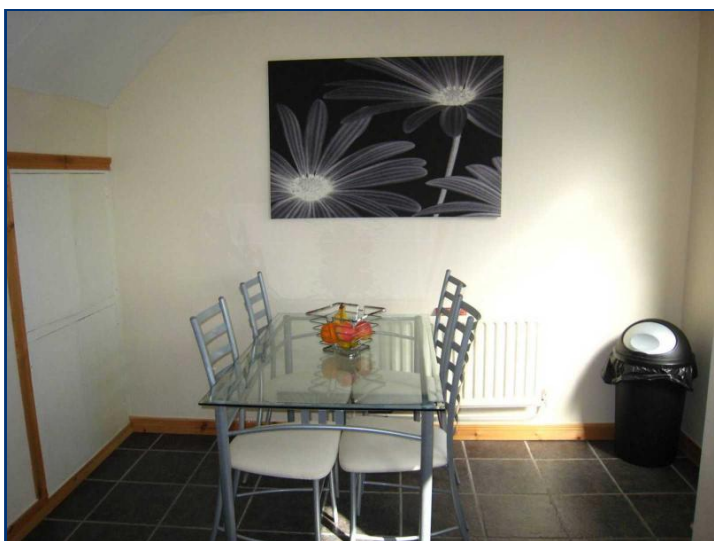
Total area: approx. 97.4 sq. metres (1048.8 sq. feet)



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**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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