

79 Uppertown Drive, Newtownabbey, BT36 5NT

For Sale
Offers Over
£77,950

Attention first time buyers and investors! This is an excellent opportunity to purchase this three bedroom property in popular and convenient location. The property has recently been redecorated throughout and will offer the opportunity for a purchaser to simply move in and set their furniture down. Early viewing is recommended to avoid disappointment.



Energy Efficiency Rating E.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		67
E	39-54	43	
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Mid terrace property in popular residential area
- 3 Bedrooms
- Lounge with laminate wood flooring and feature fireplace
- Modern high gloss fitted kitchen
- White shower room
- Oil fired central heating
- Double glazing in uPVC frames
- Enclosed private garden to rear
- Outside store



The property comprises

GROUND FLOOR

ENTRANCE HALL: uPVC front door, laminate wood flooring

LOUNGE: 13' 0" x 12' 11" (3.96m x 3.94m) (max)
Laminate wood flooring, feature fireplace with marble inset and hearth, under stair storage

KITCHEN: 16' 1" x 6' 5" (4.9m x 1.96m) Range of high and low level high gloss units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, cooker point, plumbed for washing machine, wall tiling and ceramic tiled flooring

FIRST FLOOR

LANDING: Access to roofspace

BEDROOM (1): 11' 10" x 8' 10" (3.61m x 2.69m)

BEDROOM (2): 10' 9" x 7' 7" (3.28m x 2.31m)
Including built in store with hotpress

BEDROOM (3): 10' 3" x 7' 8" (3.12m x 2.34m) (at max)
Including built in robe

SHOWER ROOM: White shower room, glazed shower

cubicle with Redring electric shower, low flush WC, pedestal wash hand basin, wall tiling and ceramic tiled flooring

OUTSIDE

Paved to front with off street parking
Paved garden to rear, area in stones, outside store with oil fired boiler, outside light and tap
uPVC fascia and rainwater goods



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Integrity
Respect**

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**Please
call in or
contact us
for any
advice**

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