

3 Forthill Grove, Newtownabbey, BT36 6QW

For Sale
Offers Over
£84,950

Attention first time buyers and investors! An excellent opportunity to purchase this well presented mid terrace property located just off Fairview Road. The property is conveniently located close to a range of local amenities and we encourage early viewing to fully appreciate all this home has to offer.



Energy Efficiency Rating C.

T: 028 9080 0000





		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80	71	77
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Mid terrace property in a popular and convenient location
- 3 Bedrooms (All with built-in robes)
- Spacious lounge with double doors to;
- High gloss fitted kitchen
- White bathroom suite
- Double glazing in uPVC frames
- Gas fired central heating
- Enclosed garden to rear



The property comprises of

GROUND FLOOR

ENTRANCE HALL uPVC front door, ceramic tiled flooring.

LOUNGE 13' 11" x 13' 6" (4.24m x 4.11m)
(At max) Ceramic tiled flooring.

KITCHEN 17' 1" x 10' 5" (5.21m x 3.18m)
Range of high and low level high gloss units, rounded edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, built-in stainless steel oven and hob unit, stainless steel extractor fan and canopy, integrated dishwasher, integrated washing machine, ceramic tiled flooring, under stair storage. Larder storage, gas fired boiler.

FIRST FLOOR

LANDING Access to roofspace.

BEDROOM (1) 10' 8" x 10' 2" (3.25m x 3.1m)
Laminate wood flooring, access to roofspace.

BEDROOM (2) 11' 11" x 8' 10" (3.63m x 2.69m)
(Plus built-in robes) Laminate wood flooring.

BEDROOM (3) 8' 9" x 8' 2" (2.67m x 2.49m)
(Including built-in robe) Laminate wood flooring.

BATHROOM White suite comprising of panelled bath, glazed shower screen, Aqua electric shower, low flush WC, pedestal wash hand basin, wall tiling, ceramic tiled flooring.

OUTSIDE

Paved to front.

Enclosed garden to rear, outside tap.



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Honesty Integrity Respect

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Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please
call in or
contact us
for any
advice

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