

## 62 Forthill Park, Newtownabbey, BT36 6QX

**For Sale**  
Offers Over  
**£79,950**

This is an attractive mid terrace situated in a popular area close to schools, shops and public transport facilities. The property will ideally suit a growing family hoping to acquire a home of their own with little to do but simply move in. Early viewing is advised.



Energy Efficiency Rating D.

**T:** 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

- Mid terrace in a popular residential area
- 3 Bedrooms
- Lounge with laminate wood flooring
- Kitchen with dining area
- Bathroom with white suite
- Double glazing in uPVC frames
- Phoenix gas central heating
- uPVC fascia and rainwater goods
- Well presented throughout



The property comprises of

## GROUND FLOOR

RECEPTION HALL Laminate wood flooring.

LOUNGE 13' 5" x 14' 4" (4.09m x 4.37m)  
Laminate wood flooring.

KITCHEN / DINING AREA 17' 5" x 10' 7" (5.31m x 3.23m)

Built-in units, rounded edge worksurfaces, single drainer stainless steel sink unit with mixer tap, inlaid hob unit and under oven, extractor fan, plumbed for washing machine, tiling, ceramic tiled flooring. Understair storage, gas boiler.

## FIRST FLOOR

BEDROOM (1) 11' 0" x 10' 5" (3.35m x 3.18m)

BEDROOM (2) 12' 0" x 9' 2" (3.66m x 2.79m)  
Built-in robe.

BEDROOM (3) 9' 0" x 8' 4" (2.74m x 2.54m)

BATHROOM White suite comprising of panelled bath with mixer tap, low flush WC, pedestal wash hand basin, heated towel rail, tiling, laminate wood flooring.

## OUTSIDE

Front in lawn.

Rear in decking, light and tap.



# McMillan

jimmcmillan.co.uk

**Honesty  
Integrity  
Respect**

Our business is founded on our values. We strive to demonstrate honesty and 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**

McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: [info@jimmcmillan.co.uk](mailto:info@jimmcmillan.co.uk)



@mcmillanestates



[facebook.com/mcmillanestates](https://facebook.com/mcmillanestates)

## Did you know?

For each sale with McMillan Estate Agents a donation is made to the following charities

