

**54 Fernagh Avenue,
Newtownabbey,
BT37 0BQ**

For Sale
Offers Over
£89,950

This is a meticulously presented mid terrace property situated in a quiet and highly popular residential area of Whiteabbey close to excellent schools, shops, public transport facilities and Hazelbank Park. The property will suit those hoping to acquire a home with little to do but simply move in.



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	61 D	
39-54	E		
21-38	F		
1-20	G		

- Impressive end terrace property in a popular residential area
- 3 Bedrooms
- Lounge open plan to dining area with laminate wood flooring
- Phoenix gas central heating
- Double glazing in uPVC frames
- Kitchen
- Spacious bathroom with white suite
- Generous garden enjoying afternoon sunshine



GROUND FLOOR

RECEPTION HALL

Laminate wood flooring

LOUNGE/DINING ROOM

24' 0" x 11' 8" (at max) (7.32m x 3.56m)

Laminate wood flooring

KITCHEN

12' 1" x 9' 10" (3.68m x 3m)

Range of built in units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, ceramic tiled flooring, plumbed for washing machine, gas boiler, tiling

FIRST FLOOR

BEDROOM (1)

11' 9" x 10' 1" (3.58m x 3.07m)

Built in robe

BEDROOM (2)

11' 9" x 9' 5" (3.58m x 2.87m)

BEDROOM (3)

9' 5" x 8' 8" (2.87m x 2.64m)

SHOWER ROOM

Low flush WC, pedestal wash hand basin, separate corner shower unit with electric shower, pine panelled ceiling, fully tiled walls, extractor fan

OUTSIDE

Front off road parking/driveway

Rear - extensive lawn

Boiler house

Light and tap



McMillan

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**Honesty
Integrity
Respect**

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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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