

## 18 Downpatrick Green, Newtownabbey, BT37 0JG

**For Sale**  
Offers Over  
**£91,950**

This recently renovated property has been finished to a very high standard. The property will appeal to a variety of purchasers from first time buyers to investors. The current owner has invested both time and money to create a home you can simply move in and enjoy! With gas fired central heating and double glazing, a modern fitted kitchen and bathroom we can recommend with great confidence.



Energy Efficiency Rating C.

**T:** 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Mid terraced property in popular residential area
- 3 bedrooms with laminate wooden flooring
- Lounge with electric fire
- Brand new fitted high gloss kitchen with new built in appliances
- Brand new white bathroom suite with thermostatically controlled shower
- Double glazing in uPVC frames
- New gas fired central heating (installed 2021)
- Luxury paving to the rear of the property



## GROUND FLOOR

### RECEPTION HALL

uPVC front door

### LOUNGE

14' 3" x 13' 9" (4.34m x 4.19m)

### KITCHEN/DIING AREA

17' 0" x 10' 1" (5.18m x 3.07m)

Modern high and low level units, round edge work surfaces, stainless steel sink unit with mixer tap, built in Beko hob, built in Beko oven, stainless steel extractor fan, built in Beko fridge and freezer, plumbed for washing machine, plumbed for dishwasher, downlighters. Casual dining area, downlighters. Understair storage. uPVC door to rear

## FIRST FLOOR

### LANDING

Linen cupboard with Ideal gas boiler

### BEDROOM 1

10' 8" x 10' 3" (3.25m x 3.12m)

Built in wardrobe, laminate wooden flooring

### BEDROOM 2

11' 11" x 8' 8" (3.63m x 2.64m)

Laminate wooden flooring, built in wardrobe

### BEDROOM 3

9' 4" x 8' 2" (2.84m x 2.49m) At max including built in wardrobe

### BATHROOM

Modern white bathroom suite, low flush WC, pedestal wash hand basin, panelled bath with controlled shower, uPVC wall tiling, extractor fan

### OUTSIDE

Front: In garden

Rear: In paved patio area, water tap.



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Integrity  
Respect**

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

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