

**35 Moss Road,  
Newtownabbey,  
BT36 5JX**

**For Sale**  
Offers Over  
**£125,000**

Attention first time buyers and investors! An excellent opportunity to purchase this 3 bedroom semi detached villa located on the ever popular Moss Road. The property is in need of modernisation and has been priced accordingly. We encourage early viewing to avoid disappointment as homes in this location rarely remain on the market for long.



**Energy Efficiency Rating TBC.**

**T: 028 9080 0000**





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- Semi detached villa in popular & convenient residential location
- 3 Bedrooms
- Lounge with feature fireplace
- Fitted kitchen open plan to:
- Casual dining area
- White bathroom suite
- Double glazing in uPVC frames
- Oil fired central heating
- Detached garage
- Gardens to front and rear





## GROUND FLOOR

### ENTRANCE HALL

Part panelled walls

### LOUNGE

14' 3" x 11' 10" (4.34m x 3.61m)

Tiled fireplace

### KITCHEN

17' 9" x 10' 10" (or 9'8") (5.41m x 3.3m)

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, freestanding Indesit cooker, extractor fan, integrated fridge & freezer, plumbed for washing machine, wine rack, glazed display units, wall tiling, open plan to casual dining area

## FIRST FLOOR

### LANDING

Access to roofspace, hot press with insulated copper cylinder

### BEDROOM (1)

11' 7" x 10' 0" (3.53m x 3.05m)

Plus double built in robe

### BEDROOM (2)

10' 0" x 9' 2" (3.05m x 2.79m)

### BEDROOM (3)

8' 6" x 7' 6" (2.59m x 2.29m)

Including built in robe

### BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush WC, wall tiling

### OUTSIDE

Garden to front in lawn, plants & shrubs

Paved driveway

Enclosed rear in lawn, paved patio area, PVC oil storage tank, uPVC fascia

Outside tap

### DETACHED GARAGE

21' 1" x 9' 9" (6.43m x 2.97m)

Up & over door, light & power, oil fired boiler



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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)



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