

## 81 Station Road, Newtownabbey, BT37 0BS

**For Sale**  
Offers Over  
**£74,950**

In need of some modernisation and priced accordingly, we have pleasure in marketing this semi detached villa close to excellent schools, shops and public transport facilities. The property will suit those hoping to acquire a home and allow them to update to their own taste.



Energy Efficiency Rating E.

**T:** 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63   D
39-54	E	48   E	
21-38	F		
1-20	G		

- Semi detached villa in popular residential area
- 3 Bedrooms
- 2 Reception rooms
- Oil fired central heating
- Kitchen
- Bathroom
- Convenient to schools, shops and public transport facilities
- Modernisation required
- Car parking space



## GROUND FLOOR

### RECEPTION HALL

### LOUNGE

15' 9" x 12' 0" (4.8m x 3.66m)  
Tiled feature fireplace

### DINING ROOM

11' 10" x 8' 10" (3.61m x 2.69m)

### KITCHEN

11' 10" x 9' 10" (3.61m x 3m)  
Range of built in units, round edge work surfaces,  
single drainer stainless steel sink unit with mixer tap,  
plumbed for washing machine

## FIRST FLOOR

Landing

### BEDROOM (1)

11' 9" x 11' 2" (3.58m x 3.4m)  
Hot press with copper cylinder

### BEDROOM (2)

11' 10" x 9' 5" (3.61m x 2.87m)  
Original fireplace

### BEDROOM (3)

9' 5" x 8' 6" (2.87m x 2.59m)

## BATHROOM

Coloured suite, panelled bath, pedestal wash hand basin

## SEPERATE WC

Low flush WC

## OUTSIDE

Front in lawn

Rear in lawn

Car parking space

Boiler house with oil fired boiler



# McMillan

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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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