

70 Glenbane Avenue, Newtownabbey, BT37 9JW

For Sale
Offers Over
£84,950

Attention investors and first time buyers. An excellent opportunity to purchase this end terrace home located just off O'Neill Road, Newtownabbey convenient to a wide range of local amenities. The property benefits from 3 bedrooms, modern kitchen and bathroom, oil fired central heating and double glazing. Of particular interest to many will be the generous garden to rear and views towards Belfast Lough from the rear of the property. We strongly recommend early viewing to fully appreciate all this home has to offer.



Energy Efficiency Rating D.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

- End terrace property in popular convenient location
- 3 Bedrooms
- Lounge with French doors to:
- Shaker style fitted kitchen
- White bathroom suite
- Double glazing in uPVC frames
- Oil fired central heating
- Generous garden to rear
- Excellent first time buyer or investment opportunity



GROUND FLOOR

ENTRANCE HALL

uPVC front door, ceramic tiled flooring

LOUNGE: 14' 10" (or 12'6") x 10' 7" (4.52m x 3.23m)
Solid wood flooring, French doors to:

KITCHEN: 15' 10" x 8' 4" (4.83m x 2.54m)

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, plumbed for washing machine, glazed display units, wall tiling, ceramic tiled flooring, casual dining area, hot press with insulated copper cylinder

REAR HALL

Access to garden

FIRST FLOOR

LANDING

Access to roof space

BEDROOM (1): 11' 4" x 8' 7" (3.45m x 2.62m)

Laminate wood flooring, views towards Belfast Lough

BEDROOM (2): 12' 2" x 8' 4" (3.71m x 2.54m)

BEDROOM (3): 9' 2" x 7' 3" (2.79m x 2.21m)

Including built in robe

BATHROOM

White suite comprising panelled bath, Triton electric shower, pedestal wash hand basin, low flush WC, laminate wood flooring, pine panelled ceiling with downlighters

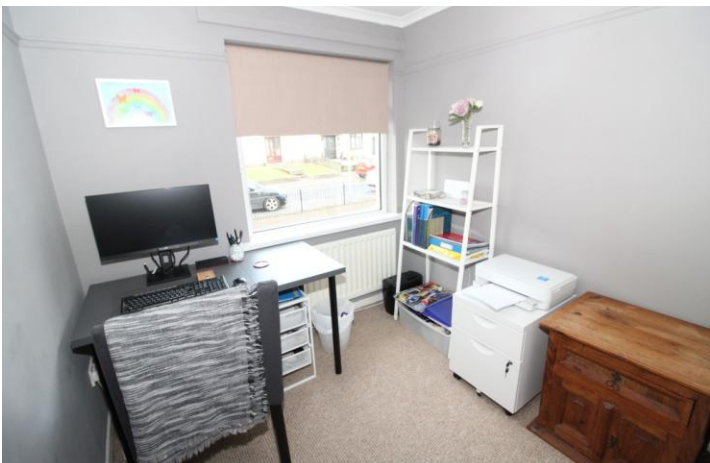
OUTSIDE

Front in lawn

Spacious garden to rear in lawn

PVC oil storage tank

Boiler house with oil fired boiler



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Honesty Integrity Respect

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Please
call in or
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