



47 Forthill Drive, Newtownabbey,
County Antrim, BT36 6QR

Asking Price: £115,000

 **Reeds Rains**

reedsrains.co.uk

47 Forthill Drive, Newtownabbey, County Antrim, BT36 6QR

Asking Price: £115,000

Descripton

Reeds Rains are delighted to present for sale this well presented Mid Terraced home. The property itself comprises lounge, kitchen open to dining area, three bedrooms and bathroom suite. The property further benefits from gas fired central heating, double glazing and upvc fascia and guttering. Externally this home boasts gardens to the front and rear. This home is sure to attract immediate attention. Internal viewing strongly recommended!.

Entrance Hall

Complete with laminate flooring.

Lounge

13'10" x 13'5" (4.22m x 4.1m)

Bright and spacious lounge with large window aspect to the front of the property.

Kitchen With Dining Area

17'1" x 11'3" (5.2m x 3.43m)

Superb range of high and low level units with matching worktop surfaces. One and half bowl stainless steel drainer unit and sink. Built in touch point hob with concealed extractor fan overhead. Integrated oven, dishwasher and washing machine. Plumbed for American style fridge freezer. Tiled flooring and tiled splashback areas. Ample casual dining space. Access to rear garden.

Stairs To First Floor Landing

Bedroom One

10'5" x 9'9" (3.18m x 2.97m)

Spacious double bedroom. Complete with carpeted flooring. Built in wardrobe.

Bedroom Two

12' x 8'7" (3.66m x 2.62m)

Spacious double bedroom. Complete with carpeted flooring. Twin built in robes.

Bedroom Three

8'7" x 7'10" (2.62m x 2.4m)

Carpeted flooring.

Modern Shower Room

Stylish shower suite comprising walk in shower cubicle with electric shower. White sink recessed with vanity unit beneath. Low flush WC. Fully tiled walls and flooring. Chrome heated towel rail.

Externally

Front Garden

Neatly presented lawned garden to the front.

Enclosed Rear Garden

Paved patio and off street parking facility to the rear of the property.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukSI/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

For full EPC please contact the branch.