



44 Princes Crescent Station Road, Newtownabbey, BT37 0BB

**Offers Around
£84,950**

We are delighted to offer for sale this semi detached villa which is located in a very popular residential area just off the Doagh Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: tiled entrance hall, lounge with wood laminate flooring and a separate spacious fitted kitchen / diner with a range of built in appliances and access to rear.

Upstairs there are three bedrooms and a white bathroom suite and separate W.C.

Other benefits include PVC double glazing and oil heating.

Outside there is a paved garden to front a fully enclosed garden to rear with paved patio area.

Early viewing recommended !!

44 Princes Crescent

Station Road, Newtownabbey, BT37 0BB



- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- Pvc double Glazing
- Oil Heating
- Popular Location

ACCOMMODATION COMPRISES; extractor fan. Integrated fridge / freezer and dishwasher, plumbed for washing machine, tiled floor, radiator, pvc double glazed back door.

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator.

LOUNGE

12'1 x 11'9 (3.68m x 3.58m)
Wood laminate flooring, radiator.

KITCHEN / DINER

19'2 x 11'8 (5.84m x 3.56m)
Range of high and low level fitted units with Formica worktops, basin and a half stainless steel sink unit, built in stainless steel oven, ceramic hob and stainless steel

FIRST FLOOR

LANDING

BEDROOM 1

11'9 x 11'0 at widest (3.58m x 3.35m at widest)
Wood laminate flooring, hotpress, radiator, built in cupboard.

BEDROOM 2

12'7 x 11'10 at widest (3.84m x 3.61m at widest)
Wood laminate flooring, radiator.

BEDROOM 3

9'6 x 8'8 (2.90m x 2.64m)
wood laminate flooring, radiator, built in cupboard.

BATHROOM

White suite comprising: bath with Triton shower above, vanity unit, fully tiled walls, tiled floor, radiator.

SEPARATE W.C.

Low flush W.C., half tiled walls, tiled floor, radiator.

OUTSIDE

Fully enclosed garden to rear with concrete patio area and steps down to a paved garden.
Outhouse with oil boiler.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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