



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

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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