



**35 Vandyck Gardens**  
**Whitewell Road, Newtownabbey, BT36 7HQ**

**Offers Around**  
**£94,950**

We are delighted to offer for sale this attractive mid terrace property which is located in a very popular residential area just off the much sought after Whitewell Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall with wood laminate flooring, lounge with wood laminate flooring and a fitted kitchen with built in oven & hob, space for appliances and access to rear.

Upstairs there are two bedrooms and a shower room.

Other benefits include PVC double glazing and gas heating.

Outside there is a garden to front and an enclosed and covered rear yard at rear.

**Early viewing recommended !!**

# 35 Vandyck Gardens

Whitewell Road, Newtownabbey, BT36 7HQ



- Mid Terrace
- Fitted Kitchen
- Gas Heating
- 2 Bedrooms
- Shower Room
- Popular Location
- Lounge
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring

#### LOUNGE

12'10" x 11'0" at widest (3.91m" x 3.35m" at widest )  
Wood laminate flooring, radiator

#### KITCHEN

13'9" x 7'1" (4.19m" x 2.16m")  
Range of high and low level

units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, stainless steel hob, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, tiled floor, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

10'10" x 9'3" (3.30m" x 2.82m")  
Wood laminate flooring, built in

wardrobe with gas boiler, radiator

#### BEDROOM 2

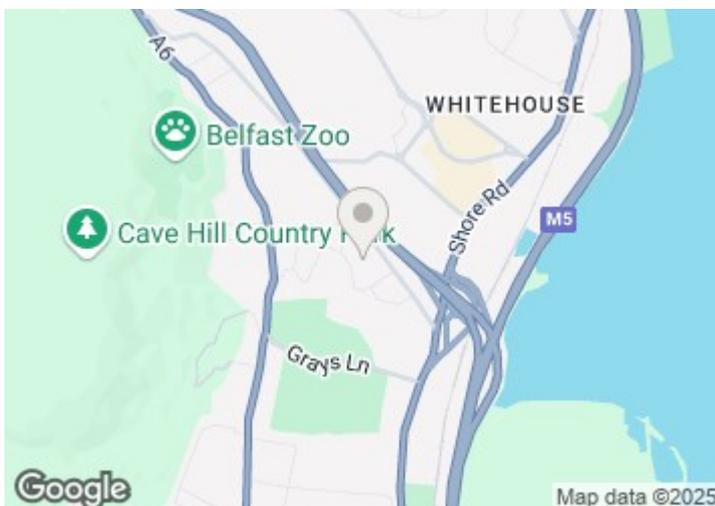
9'10" x 8'7" at widest (3.00m" x 2.62m" at widest )  
Wood laminate flooring, radiator

#### SHOWER ROOM

Fully tiled shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, partly tiled walls, radiator

#### OUTSIDE

Garden to front  
Enclosed and covered rear yard



| 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>                            | 70                      | 73        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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