

**48 Kings Drive**  
**Doagh Road, Newtownabbey, BT37 0DG**

**Offers Around**  
**£109,950**

We are delighted to offer for sale this extremely well presented mid terrace property which is located off a very popular residential area just off the Doagh Road and will suit a variety of purchaser.

Inside the accommodation comprises; entrance hall, lounge with wood laminate flooring and feature electric wall mounted fire, dining room with wood laminate flooring and a fitted kitchen with space for appliances and access to rear.

Upstairs there are three bedrooms and a bathroom with white suite

Other benefits include PVC double glazing and gas heating

Outside there is off street parking and an enclosed garden to rear with part raised composite decking patio area.

**Early viewing recommended !!**

# 48 Kings Drive

Doagh Road, Newtownabbey, BT37 0DG



- Mid Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing / Gas
- Off Street Parking / Garden To Rear

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring

#### LOUNGE

12'9" x 11'8" (3.89m" x 3.56m")  
Wood laminate flooring, electric walll mounted fire

#### DINING ROOM

11'8" x 8'11" (3.56m" x 2.72m")  
Wood laminate flooring

#### KITCHEN

11'9" x 9'8" (3.58m" x 2.95m')  
Range of high and low level units,

formica worktop, stainless steel basin 1/2 sink unit, cooker space, plumbed for washing machine, tumble dryer space, tiled walls and floor, pvc double glazed door to rear

### FIRST FLOOR

#### BEDROOM 1

11'6" x 10'10" (3.51m" x 3.30m")  
Wood laminate flooring, gas boiler

#### BEDROOM 2

11'9" x 9'4" (3.58m" x 2.84m")

#### BEDROOM 3

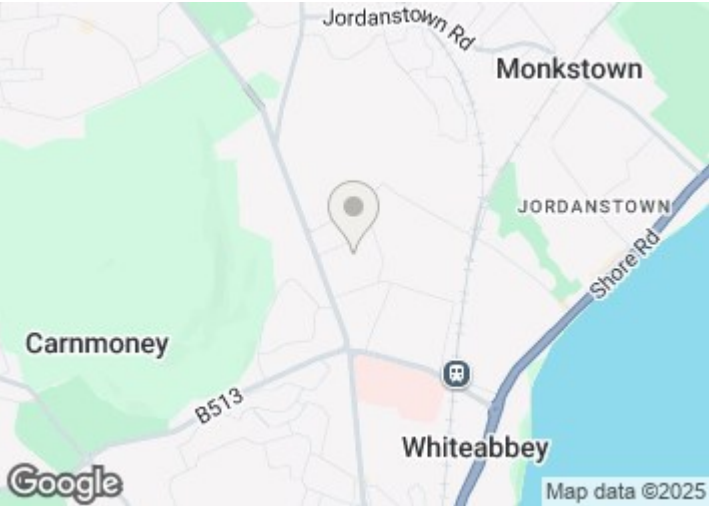
9'5" x 8'10" (2.87m" x 2.69m")  
Wood laminate flooring

### BATHROOM

Modern white suite comprising pedestal wash hand basin, low flush wc., panelled bath, shower above, glass shower screen, pvc panelled walls, heated towel rail

### OUTSIDE

Enclosed garden to rear, pvc decking area, outhouse  
Off street parking to front



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	69
(39-54) E		
(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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark