



## 1 Wyntonhorpe Grove Rush Park, Newtownabbey, BT37 9QA

**Price £99,950**

### PUBLIC NOTICE

DATE OF NOTICE: 08/07/2025

1 Wyntonhorpe Grove, Northern Ireland, Newtownabbey, BT37 9QA

We advise that an offer has been made for the above property in the sum of £97,000.00

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Ulster Property Sales  
303 Antrim Road, Northern Ireland, BT36 7AP  
Tel: 028 9083 3295

We are delighted to offer for sale this attractive end terrace which is located in 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 stone effect fireplace, dining room and a fitted kitchen with space for appliances and access to rear

Upstairs there are three bedrooms and a separate bathroom with white suite

Other benefits include pvc double glazing and oil heating

Outside there is a garden to front in lawn and a garden to rear in lawn

Early viewing recommended!

# 1 Wynthorpe Grove

## Rush Park, Newtownabbey, BT37 9QA



- End Terrace
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Popular Location
- 2 Reception Rooms
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

#### LOUNGE

14'9" x 11'11" at widest (4.50m" x 3.63m" at widest)

Stone effect fireplace, tiled hearth, radiator

#### DINING ROOM

11'2" x 11'0" at widest (3.40m" x 3.35m" at widest )

Radiator

#### KITCHEN

10'0" x 7'2" at widest (3.05m" x 2.18m" at widest )

Range of high and low level units,

formica worktop, stainless steel round sink unit, stainless steel round drainer, cooker space, fridge / freezer space, plumbed for washing machine, partly tiled walls, pvc double glazed back door

#### FIRST FLOOR

#### LANDING

Radiator, access to roofspace

#### BEDROOM 1

14'9" x 12'1" at widest (4.50m" x 3.68m" at widest )

Radiator, hotpress

#### BEDROOM 2

12'0" x 9'9" at widest (3.66m" x 2.97m" at widest )

Radiator, built in wardrobe

#### BEDROOM 3

9'10" x 9'0" at widest (3.00m" x 2.74m" at widest )

Radiator

#### BATHROOM

White suite comprising panelled bath, shower attachment, screen, low flush wc, pedestal wash hand basin, fully tiled walls, tiled floor, radiator

#### OUTSIDE

Garden to front in lawn

Garden to side in lawn

Garden to rear in lawn

Outhouse, oil tank



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>	61	66
(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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