



## 11 Willow Park Rush Park, Newtownabbey, BT37 9PS

**Offers Around  
£119,950**

We are delighted to offer for sale this attractive mid terrace which is located in the ever popular Rush Park estate just off the Doagh Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with attractive fireplace, dining room with access to 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 oil heating.

Outside there is communal parking to front, garden to front in lawn and fully enclosed garden to rear in lawn with paved patio area.

**Early viewing recommended !!**

# 11 Willow Park

Rush Park, Newtownabbey, BT37 9PS



- Mid Terrace
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Cul De Sac Position
- 2 Reception Rooms
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Wood laminate flooring, radiator, under stairs storage

#### LOUNGE

14'0" x 12'11" at widest (4.27m" x 3.94m" at widest)  
Attractive mock fireplace, radiator

#### DINING ROOM

11'2" x 9'9" (3.40m" x 2.97m")  
Hole in wall style fireplace with electric fire inset, two radiators, access to kitchen

### KITCHEN

10'7" x 7'5" (3.23m" x 2.26m")  
Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, extractor fan, fridge / freezer space, plumbed for washing machine, access to rear

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

14'0" x 10'1" at widest (4.27m" x 3.07m" at widest )  
Radiator

#### BEDROOM 2

13'3" x 10'7" at widest (4.04m" x 3.23m" at widest )  
Radiator, built in cupboard

#### BEDROOM 3

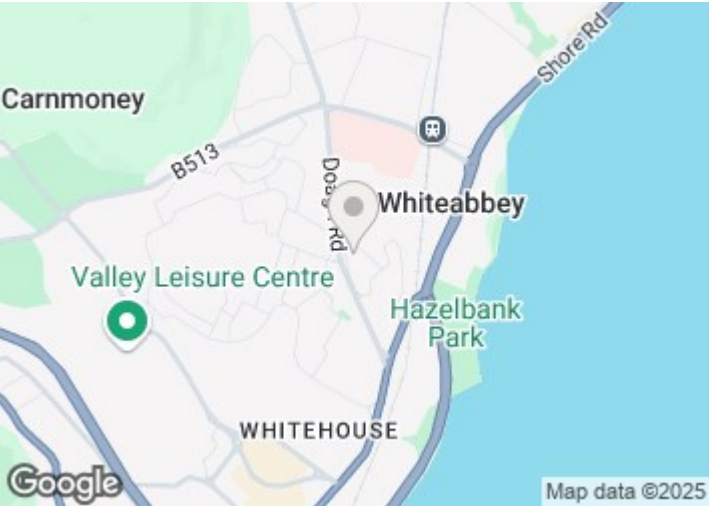
10'5" x 9'7" (3.18m" x 2.92m" )  
Built in mirror sliding robes, radiator

### BATHROOM

White suite comprising panelled bath, shower attachment, vanity unit, low flush wc, fully tiled walls, hotpress, chrome heated towel radiator

### OUTSIDE

Communal parking to front  
Garden to front in lawn  
Fully enclosed garden to rear in lawn with paved patio area  
Outhouse with oil boiler, oil tank



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

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