

## 31 The Glade Mossley, Newtownabbey, BT36 5NN

**Asking Price  
£115,000**

We are delighted to offer for sale this well presented and extended mid terrace property which is located in a very popular residential area just off Carnmoney Road North and will appeal to the young buyer seeking their first home or investor.

Inside the accommodation comprises: entrance hall with wood laminate flooring, lounge with feature mock hole in the wall style fireplace, dining room open to a fitted kitchen with built in oven & hob, and a rear hall with access to garden.

Upstairs there are three bedrooms and a shower room.

Other benefits include PVC double glazing, oil heating and superb views to front.

Outside there is a concrete driveway, garden to front in lawn and a fully enclosed garden to rear in lawn with a concrete patio area.

Early viewing recommended !!

# 31 The Glade

Mossley, Newtownabbey, BT36 5NN



- Extended Mid Terrace
- Beech Fitted Kitchen
- Driveway & Gardens
- 3 Bedrooms
- Modern Shower Room.
- Superb Views
- Lounge & Dining Room
- PVC Double Glazing / Oil

### ACCOMMODATION COMPRISES;

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator.

##### LOUNGE

13'1" x 11'1" (3.99m" x 3.38m")  
Feature hole in the wall style mock fire, wood laminate flooring, under stairs storage.

##### DINING ROOM

10'1" x 6'5" (3.07m" x 1.96m")  
Radiator.

##### KITCHEN

10'2" x 8'3" (3.10m" x 2.51m")  
Range of high and low level fitted units with Formica worktops, Stainless steel single drainer sink unit, built in stainless

steel under oven, ceramic hob and extractor fan. Plumbed for washing machine, fridge / freezer space, partly tiled walls.

##### REAR HALL

Storage cupboard, pvc double glazed back door.

#### FIRST FLOOR

##### LANDING

Access to roofspace, Hotpress.

##### BEDROOM 1

11'4" x 8'11" (3.45m" x 2.72m")  
Radiator.

##### BEDROOM 2

10'8" x 8'11" (3.25m" x 2.72m")  
Radiator.

##### BEDROOM 3

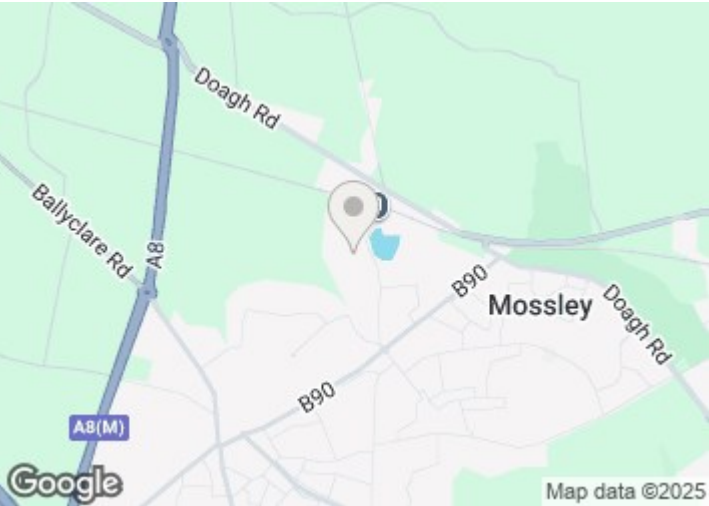
10'2" x 7'8" (3.10m" x 2.34m")  
Radiator.

#### SHOWER ROOM

Chrome corner shower cubicle (no doors) Triton shower, high gloss vanity unit and low flush W.C. Fully tiled walls, radiator.

#### OUTSIDE

Concrete driveway.  
Garden to front in lawn.  
Fully enclosed garden to rear with concrete patio area and steps to garden in lawn.  
Outhouse with oil boiler. Oil tank, outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	72
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