



**295 Derrycoole Way  
Rathcoole, Newtownabbey, BT37 9JJ**

**Offers Around  
£99,950**

We are delighted to offer for sale this attractive end terrace which is located in a very popular residential area just off the O'Neill road in the ever popular Rathcoole housing estate and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with attractive fireplace and wood laminate flooring and a separate fitted kitchen / diner with space for appliances and access to garden. Upstairs there are three bedrooms and a bathroom with white suite.

Other benefits include PVC double glazing, oil heating.

Outside there is off street parking, garden to front and side in lawn and a patio area at rear with steps to a good garden in lawn.

**Early viewing recommended !!**

# 295 Derrycoole Way

## Rathcoole, Newtownabbey, BT37 9JJ



- End Terrace
- Fitted Kitchen / Diner
- Oil Heating
- Three Bedrooms
- White Bathroom Suite
- Driveway & Gardens
- Lounge
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Wood laminate flooring, radiator, under stairs storage

##### LOUNGE

14'3" x 12'0" at widest (4.34m" x 3.66m" at widest )  
Attractive fireplace, wood laminate flooring, two radiators

##### KITCHEN / DINER

20'8" x 10'6" (6.30m" x 3.20m")  
Range of high and low level units, formica worktop, single drainer sink unit, cooker space, stainless

steel extractor fan, plumbed for washing machine, partly tiled walls, part wood laminate flooring, two radiators, pvc double glazed back door

#### FIRST FLOOR

##### LANDING

Hotpress, access to roofspace

##### BEDROOM 1

14'3" x 8'9" (4.34m" x 2.67m" )  
Radiator

##### BEDROOM 2

10'9" x 10'7" at widest (3.28m" x 3.23m" at widest )  
Radiator

##### BEDROOM 3

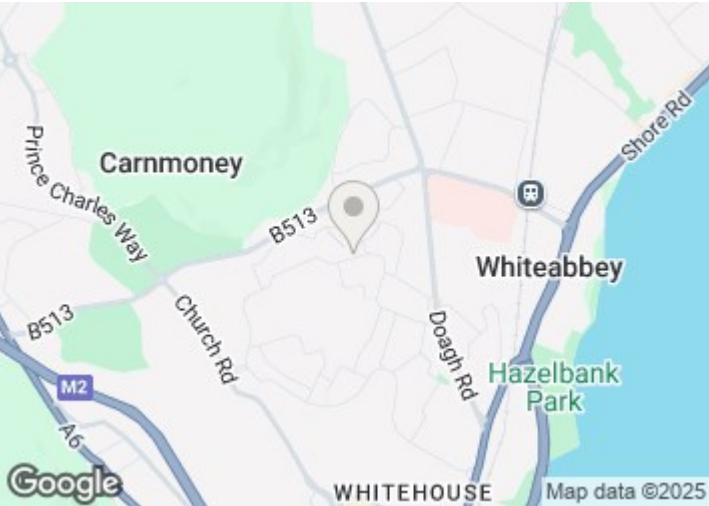
10'5" x 9'7" (3.18m" x 2.92m" )  
Radiator

##### BATHROOM

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

##### OUTSIDE

Off street parking at side  
Garden to front in lawn  
Garden to side in lawn  
Concrete patio area to rear with steps to garden in lawn  
Outhouse with oil boiler, pvc 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	73
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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