

14 Fairview Avenue, Newtownabbey, BT36 6PT



- Semi Detached Family Home
- 3 Bedrooms
- 2+ Receptions
- Modern Fitted Kitchen
- Superb Sunroom
- Deluxe Bathroom Suite
- Private Enclosed Garden to Rear
- Detached Garage with Power and Light
- PVC Double Glazed / Oil Fired Central
- Popular Convenient Location

PRICE Offers Over £174,950

Situated in a popular, convenient location this immaculately presented semi-detached property enjoys a spacious lounge, modern fitted kitchen and separate dining room, a deluxe bathroom suite and three well-proportioned bedrooms. Externally the property enjoys a large driveway covered by a carport to the side, private enclosed garden to rear and a detached garage with power and lights. Located within close proximity to a host of local amenities, transport options and schools. With a high level of interest anticipated, early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with matching side screen into spacious well presented entrance hall. Tiled floor extending into Kitchen. Under stairs storage cupboard.

LOUNGE 13'9" x 11'9"

Attractive feature inglenook style fireplace with cast iron wood burning stove and granite hearth. Quality hard wood effect laminate flooring. Picture style window. French doors into Dining area.

MODERN FITTED KITCHEN 12'1" x 10'2"

Equipped with a comprehensive range of high and low level cottage style fitted units with contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Space for free standing oven with over head extractor fan housed in stainless steel chimney with a glass hood. Plumbed for washing machine. Plumbed for dish washer. Space for free standing fridge freezer. Recessed lighting. PVC double glazed door to side and car port. Open into:

DINING AREA 10'2" x 8'2"

Quality hard wood effect laminate flooring. Sliding doors in aluminium frame into:

PVC DOUBLE GLAZED SUNROOM 9'10" x 7'6"

Quality laminate flooring. PVC panelled ceiling. PVC Double glazed door to rear garden.

FIRST FLOOR

Shelved hot press cupboard. Access to roof space.

BEDROOM 1 11'9" x 9'2"

Built in wardrobes. Quality laminate flooring.

BEDROOM 2 10'2" x 8'2"

Quality laminate flooring.

BEDROOM 3 10'2" x 6'6"

Built in storage.

LUXURY BATHROOM SUITE

Comprising panel bath with glazed grid style shower screen and electric shower unit, vanity unit wash hand basin with monoblock tap and a button flush WC. Part tiled walls. Tiled floor. PVC panelled ceiling.

OUTSIDE

Neat well maintained garden to front, laid in lawn with a variety of shrubs. Driveway to side leading to car port and detached garage.

Private enclosed landscaped garden to rear, laid in faux grass with paved walkway and decking area.

DETACHED GARAGE (19'8" x 9'2") with power and light. Up and over door.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.

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		
Northern Ireland		EU Directive 2002/91/EC



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