

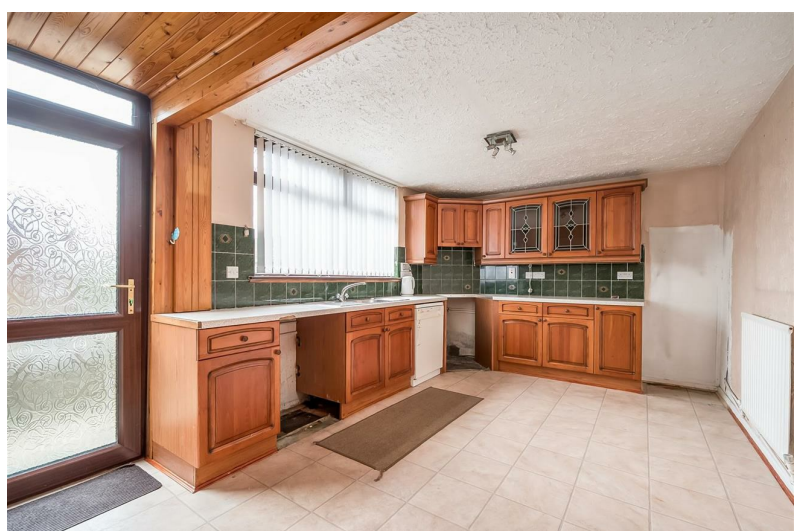


17 Lacken Gardens, Newtownabbey, BT36 6BJ

- End Terrace Property
- Lounge With Open Fire
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating
- Front and Rear Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £79,950

EPC Rating E





17 Lacken Gardens, Newtownabbey, BT36 6BJ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching fan light over. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 14'2" x 14'1" (wps)

Picture window to front elevation. Open fire in granite fireplace with matching hearth and timber mantle.



## **KITCHEN THROUGH DINING ROOM 17'5" x 10'3"**

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Plumbed and space for automatic washing machine and dishwasher. Splash back tiling to walls. Twin glass fronted display cabinets. Tiled effect wood laminate floor covering. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press and partially floored roof space.

### **BEDROOM 1 11'9" x 8'11"**

Built in wardrobe. View over green.

### **BEDROOM 2 10'10" x 10'7"**

Fitted wardrobes and storage. Separate built in wardrobe.

### **BEDROOM 3 8'10" x 8'3" (wps)**

View over green. Built in wardrobe.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Fully tiled walls. Tile effect wood laminate floor covering.

### **EXTERNAL**

Front garden, finished in lawn and range of shrubs.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, landscaped rear garden, finished in lawn, paved patio areas and range of shrubs.

Timber shed.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**Well presented, three bedroom, end terrace property, conveniently located in the Rathfern area of Newtownabbey. The property comprises entrance hall, lounge, kitchen through dining room, three well proportioned bedrooms and bathroom with white three piece suite. Externally the property enjoys enclosed gardens front and rear, and open aspect to front. Other attributes include oil heating and PVC double glazing. Ideal first time buyer / buy to let investment opportunity. Early viewing highly recommended to avoid disappointment.**



### 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>		<b>66</b>
(39-54) <b>E</b>	<b>43</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements