



15 Moss Road, Newtownabbey, BT36 5JX

- Renovated, Semi Detached Home
- Lounge
- Modern Fitted Kitchen
- Gas Heating (new boiler); PVC Double Glazing
- Large, Matching Detached Garage
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; White Suite
- Generous Sized Private Driveway Area
- Ideal First Time Buy / Buy To Let

Offers Over £159,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE 13'10" x 13'1" (wps)

Picture window to front elevation.

KITCHEN THROUGH DINING ROOM 16'4" x 9'4"

Modern fitted high gloss kitchen with range of high and low level storage units, with contrasting with wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splash back tiling to walls. Access to under stairs store with gas boiler. Access to shelved hot press. PVC double glazed door to rear garden.



FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'3" x 9'6"

Built in wardrobe.

BEDROOM 2 9'7" x 9'4"

Built in wardrobe.

BEDROOM 3 9'3" x 6'5" (wps)

BATHROOM

White three piece suite comprising panelled bath, pedestal, wash hand basin and WC. Part tiling to walls.

EXTERNAL

Double gates leading to generous sized private driveway area, finished in concrete.

Front garden finished in lawn.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden and patio area.

MATCHING DETACHED GARAGE 22'11" x 11'4"

Up and over door. Separate service door. Power, light and roof space area.

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.





CRAWFORD
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FINANCIAL

William Fullerton, mortgage advisor with Crawford
Mulholland Financial, found at Colin Graham Residential.

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Recently renovated, three bedroom, semi detached home, conveniently located on Moss Road, Glengormley, Newtownabbey. The property comprises entrance hall, lounge, kitchen through dining room, modern high gloss kitchen, three well proportioned bedrooms, and bathroom with white three piece suite. Externally the property enjoys gardens front and rear, generous sized private driveway area, and large, matching detached garage. Other attributes include gas heating (new boiler) and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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	

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

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