



13 Braeside Park, Newtownabbey, BT36 6AS

- Semi-Detached Home
- Lounge; Open Fire
- PVC Double Glazed Conservatory
- Oil Heating; Mainly Single Glazed
- Low Maintenance Gardens
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; Four Piece Suite
- Private Driveway; Matching Detached Garage
- Renovation Project

Offers Over **£119,950**

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door. Dual aspect windows. Tiled floor. Hardwood, glass panelled door with matching side screens, leading to:

LOUNGE 17'1" x 13'9"

Open fire in with stone clad chimney and tiled hearth. Picture window to front elevation. Open arch leading to:



KITCHEN THROUGH DINING ROOM 17'1" x 9'5"

Fitted kitchen with range of high and low level storage units, with contrasting wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Fitted breakfast bar unit. Splash back tiling to walls. Hardwood, glass panelled door to rear garden. Wood laminate floor covering to dining area. Aluminium framed, sliding patio door leading to:

CONSERVATORY 9'0" x 8'6"

In PVC double glazed frame, with matching French door to rear garden. Tiled floor.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 12'0" x 9'6" (plus recess)

Range of fitted wardrobes and storage.

BEDROOM 2 9'5" x 9'5"

Range of fitted wardrobes and storage.

BEDROOM 3 8'11" x 7'3" (wps)

Built in wardrobe/store.

BATHROOM

White, four piece suite comprising panelled corner bath, pedestal wash hand basin, WC and bidet. Electric shower over bath. Fully tiled walls. Towel radiator.

EXTERNAL

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

Low maintenance front garden, finished in decorative stone and paving.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance rear garden, with range of patio areas.

PVC oil storage tank.

MATCHING DETACHED GARAGE 15'3" x 8'7" (approx)

Up and over door. Separate service door to rear garden.

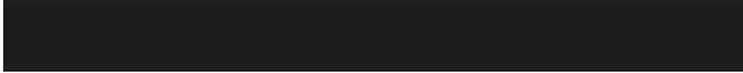
Power, light, water tap, oil fired central heating boiler, and plumbed for automatic washing machine.



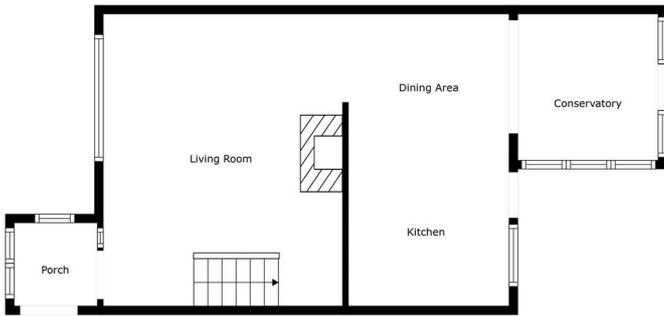


IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

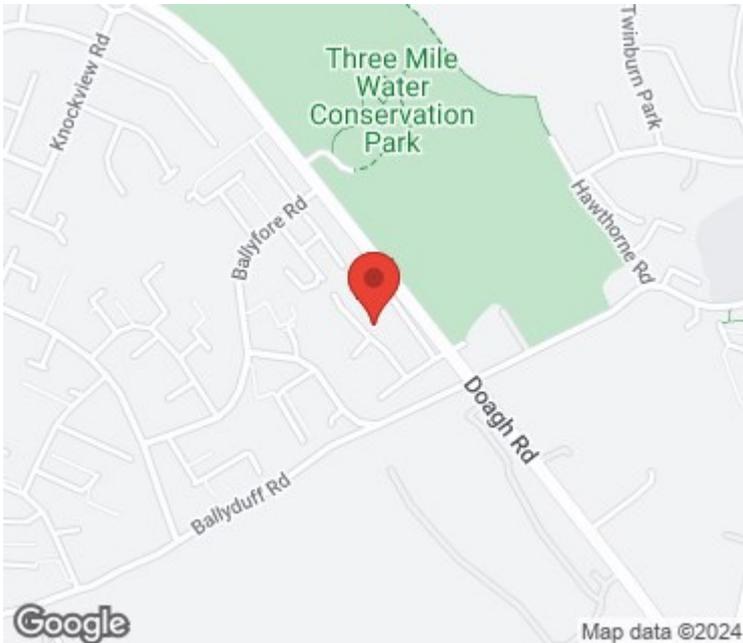
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Three bedroom semi-detached home with conservatory extension and matching detached garage, situated within a cul-de-sac development off Doagh Road, Newtownabbey. The property comprises entrance hall, lounge, kitchen through dining room, PVC double glazed conservatory, three well-proportioned bedrooms and bathroom with white four piece suite. Externally, the property enjoys private driveway, finished in asphalt, matching detached garage and low maintenance gardens front and rear. Other attributes include oil heating and convenient location. The property is in need of modernising, as generously reflected within the marketing figure. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Sizes And Dimensions Are Approximate. Actual May Vary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	42	
(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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