



59 The Glade, Newtownabbey, BT36 5NN

- Extended Mid Terrace
- Lounge; Open Fire
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen Through Dining Room
- Oil Heating
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 13'0" x 12'9" (wps)

Open fire in tiled fireplace, with matching hearth and timber surround. Wood laminate floor covering. Picture window to front elevation. Access to under stairs storage.



KITCHEN THROUGH DINING ROOM 16'0" x 13'0" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel splash back and extractor hood over. Integrated double oven. Space for under counter fridge. Space and plumbed for dishwasher. Splash back tiling to walls. Glass panelled door leading to:

REAR HALL

Plumbed for automatic washing machine. Access to roof space area. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 11'3" x 8'11" (wps)

BEDROOM 2 10'7" x 7'8"

View towards Mossley Mill and Knockagh.

BEDROOM 3 10'2" x 7'6" (wps)

Built in store. View towards Mossley Mill and Knockagh.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls.

EXTERNAL

Low maintenance front garden, finished in paved patio area.

Entrance canopy.

Fully enclosed, low maintenance rear garden, finished in paved patio areas and decorative stone.

Outside tap.

PVC oil storage tank.

Outside store with power, light and oil fired central heating boiler.

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, extended, three-bedroom, mid terrace property located within the popular Mossley area of Carnmoney, Newtownabbey. The property comprises entrance hall, lounge, kitchen through dining room, rear porch, three well-proportioned bedrooms and bathroom with white three piece suite. Externally, the property enjoys low maintenance gardens front and rear. Other attributes include oil heating 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		68
(55-68) D		
(39-54) E	40	
(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 and 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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