



64 Queens Avenue, Newtownabbey, BT36 5HX

- End Terrace Property
- Lounge; Separate Family/Dining Room
- Deluxe Fully Tiled Bathroom
- Private Driveway Area To Rear
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front, Side And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £109,950

EPC Rating E





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching double glazed side screen. Tiled floor. Stairwell leading to first floor Access to under stairs store.

#### FAMILY ROOM / DINING ROOM 9'10" x 8'9"

Tiled floor. Picture window to front elevation.

#### LOUNGE 13'10" x 12'1"

Open fire in decorative, cast iron fireplace with slate tile hearth and timber surround. Tiled floor. Picture window to rear elevation.



## KITCHEN 9'10" x 9'8"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Composite sink unit with matching draining bay. Integrated four ring touch screen hob with extractor canopy over. Integrated eye level double oven. Space for fridge freezer. Plumbed for automatic washing machine. Part tiling to walls. Tiled floor. PVC double glazed rear door.

## FIRST FLOOR

### LANDING

Access to roof space. Built in shelved hot press.

### BEDROOM 1 12'2" x 9'9"

Picture window to rear elevation.

### BEDROOM 2 10'0" x 9'9"

Built in wardrobe/store via double timber doors. Picture window to rear elevation.

### BEDROOM 3 8'9" x 7'11"

Picture window to front elevation.

## DELUXE FULLY TILED BATHROOM

Contemporary, white three piece suite comprising 'P-shaped' bath, pedestal wash hand basin and WC. Electric shower unit, mixer tap with shower attachment and curved glass shower screen over bath. Anthracite vertical wall radiator.

## EXTERNAL

Low maintenance front and side gardens finished in lawn, shrub beds and decorative stone.

Cast iron double gates leading to private driveway area to rear. PVC fascia, soffits and rainwater goods.

Low maintenance, fully enclosed rear garden finished in paving.

Timber garden shed.

PVC oil storage tank.

Oil fired central heating boiler (housed).

External lighting.

Outside tap.

## 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, two reception, end terrace property with private driveway to rear and gardens front, side and rear, conveniently located within the Queens Park area of Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge with open fire, separate family/dining room, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with contemporary three piece suite.**

**Externally, the property enjoys low maintenance front and side gardens finished in lawn, shrub beds and decorative stone, cast iron double gates leading to private driveway area to rear, and low maintenance, fully enclosed rear garden finished in paving.**


**Other attributes include oil fired central 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>53</b>	<b>61</b>
<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

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