



86 Ferndale Road, Newtownabbey, BT36 5AS

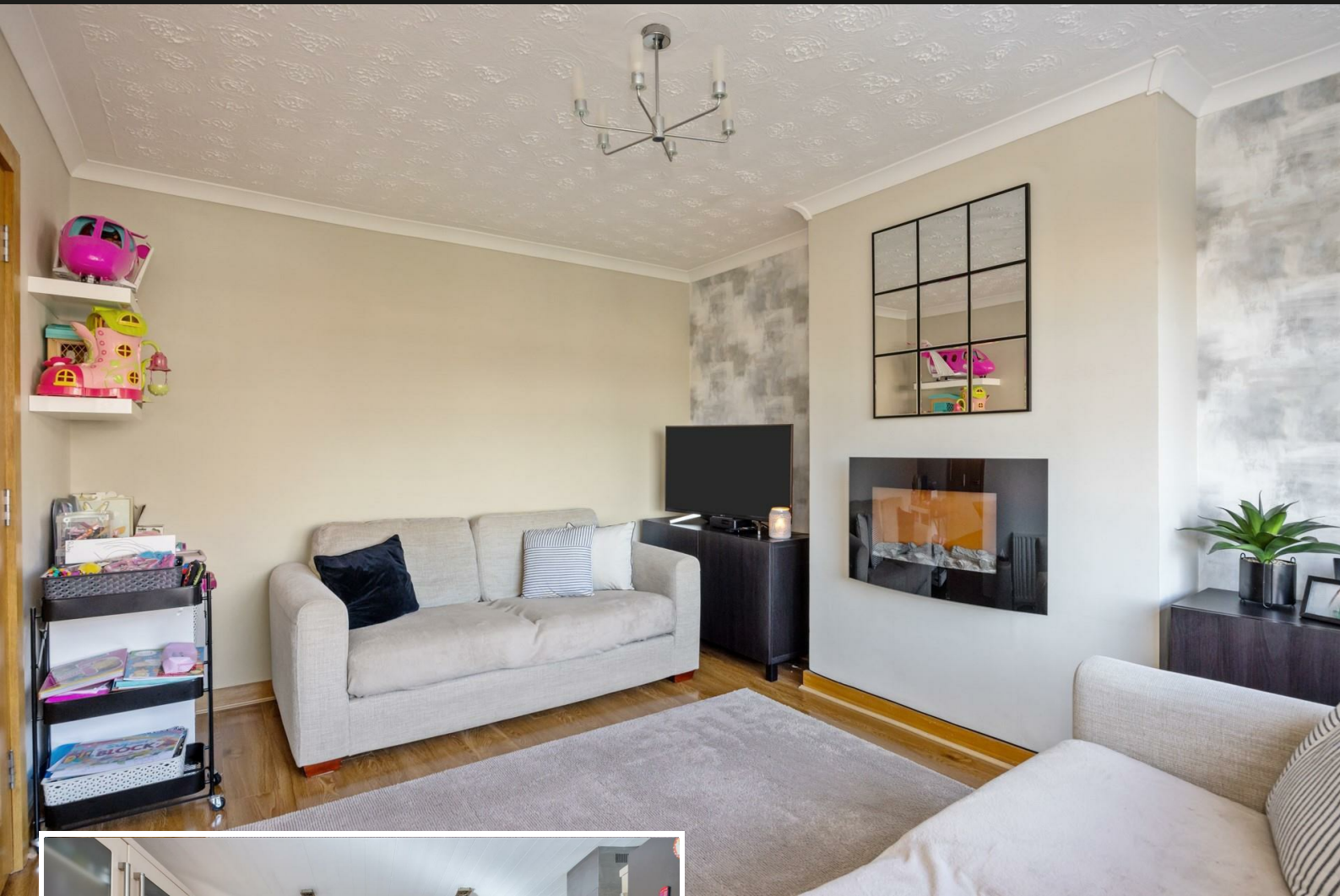
- Extended Semi Detached Home
- Lounge; Conservatory
- Deluxe Fully Tiled Bathroom
- Private Driveway; Matching Detached Garage
- Convenient Location
- Three Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazed Windows
- Low Maintenance Gardens
- Immaculately Presented Throughout

Offers Over £179,950

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 14'0" x 11'0"

Focal point, contemporary, wall mounted electric fire. Picture window to front elevation. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 16'2" x 9'9"

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Integrated dishwasher. Plumbed and space for washing machine. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Access to under stairs store. Glass panelled door leading to:

CONSERVATORY 12'8" x 9'0"

In PVC double glazed frame with matching French doors to rear garden. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to partially floored roof space.

BEDROOM 1 14'1" x 9'1"

Wood laminate floor covering.

BEDROOM 2 10'11" x 9'11"

Wood laminate floor covering.

BEDROOM 3 9'5" x 7'11" (wps)

Wood laminate floor covering. Built in wardrobe. Access to shelved hot press.

DELUXE FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath.

EXTERNAL

Double gates leading to paved, private driveway area. Front garden finished in lawn and range of trees and shrubs. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed low maintenance rear garden, finished in timber decking and paved patio area. PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 19'5" x 11'9"

Up and over door. Separate, glass panelled service door. 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.



Immaculately presented, three bedroom, semi detached home with conservatory extension and matching detached garage, conveniently located in the Ferndale area of Glengormley, Newtownabbey.

The property comprises, entrance hall, lounge, kitchen through dining room, conservatory, three bedrooms and deluxe fully tiled bathroom.

Externally, the property enjoys private driveway, matching detached garage and low maintenance gardens.

Other attributes include oil fired central heating and PVC double glazing.

Early viewing highly recommended.



Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | 60 |
| (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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