



34 Derrymore Avenue, Newtownabbey, BT36 7AA

- Detached Bungalow
- Two Further First Floor Rooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Garden Finished Mainly In Lawn
- Two Bedrooms
- Lounge Through Kitchen
- Deluxe Shower Room
- Private Driveway
- Convenient Location

Offers Over £169,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with PVC double glazed side screens. Tiled floor. Stairwell to first floor.

LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA 19'4" x 11'5"

Modern fitted 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. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge and freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to living area. Hardwood, glass panelled, split, stable style door to side.



BEDROOM 1 11'5" x 10'10"

Wood laminate floor covering.

BEDROOM 2 11'5" x 8'0"

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

FIRST FLOOR

LANDING

ROOM 1 19'4" x 11'5"

Power, light, double radiator and velux window.

ROOM 2 19'4" x 11'5"

Power, light, double radiator and velux window.

EXTERNAL

Private driveway finished in tarmac.

Garden areas front, side and rear finished mainly in lawn.

External lighting.

PVC soffits, fascias and rainwater goods.

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.





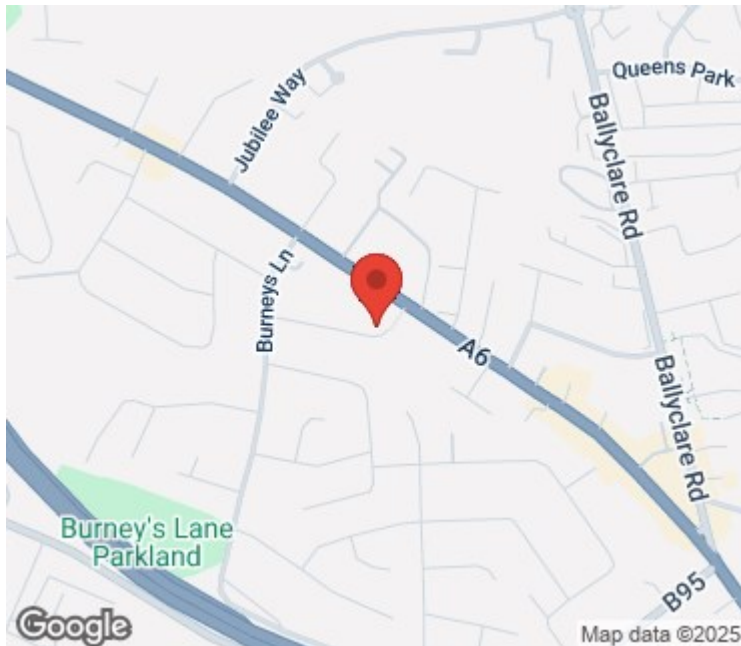
Well presented, two bedroom, detached bungalow, conveniently situated off Burney's Lane, Glengormley, Newtownabbey.

The property comprises entrance hall, lounge through kitchen, two bedrooms, deluxe shower room, and two further rooms found on first floor level.

Externally, the property enjoys private driveway finished in tarmac, and garden finished mainly in lawn.

Other attributes include gas 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	74	74
(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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