



FOR SALE

12 Fairview Crescent

Newtownabbey, BT36 6QA



Offers over £159,950



Situated in the heart of Newtownabbey, 12 Fairview Crescent is a well-maintained semi-detached home offering excellent potential in a highly convenient and sought-after location. Within walking distance to the popular Beverley Shops and a wide range of local amenities, the property also benefits from excellent public transport links providing easy access to Belfast City Centre and surrounding areas.

Internally, the home offers bright and spacious accommodation throughout, comprising a welcoming lounge, fitted kitchen open plan to an informal dining area, three well-proportioned bedrooms, and a family bathroom suite. The property has been lovingly cared for over the years and presents the perfect opportunity for purchasers to modernise and create a home tailored to their own taste and style.

Externally, the property truly stands out with generous front, side, and rear gardens providing excellent outdoor space for relaxing, entertaining, or future landscaping potential. A single detached garage further enhances the practicality of the home, offering additional storage or workshop space.

Combining generous outdoor space, excellent convenience, and fantastic scope for modernisation, this property is ideally suited to first-time buyers, downsizers, and investors alike seeking a home with bags of potential in a desirable residential setting.

HALLWAY 4'6 x 5 (1.37m x 1.52m)
uPVC front door with feature glazed inset.

LIVING ROOM 14'3 x 13 (4.34m x 3.96m)
Feature electric fire with stone surround and matching hearth, beam mantle. Cornice ceiling. Double doors leading to kitchen.

FITTED KITCHEN 17'8 x 10'10 (5.38m x 3.30m)
Range of high and low level units with contrasting worktops. Integrated electric oven. Integrated electric oven. Space for washing machine. Composite sink unit with drainer and mixer taps. Access to storage. Tiled splashback. Tiled flooring. Access to rear garden.

STORAGE 1'5 x 2'8 (0.43m x 0.81m)

FIRST FLOOR

BEDROOM 1 10 x 11'5 (3.05m x 3.48m)
Built in storage.

STORAGE 5'9 x 2'7 (1.75m x 0.79m)

BEDROOM 2 9'4 x 10 (2.84m x 3.05m)

BEDROOM 3 8'4 x 7'5 (2.54m x 2.26m)
Built in storage.

STORAGE 3'7 x 2'3 (1.09m x 0.69m)

BATHROOM 7'4 x 9'4 (2.24m x 2.84m)
Paneled bath with mixer taps and over head shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled walls. Vinyl flooring.

LANDING 7'5 x 8'9 (2.26m x 2.67m)
Access to roofspace.

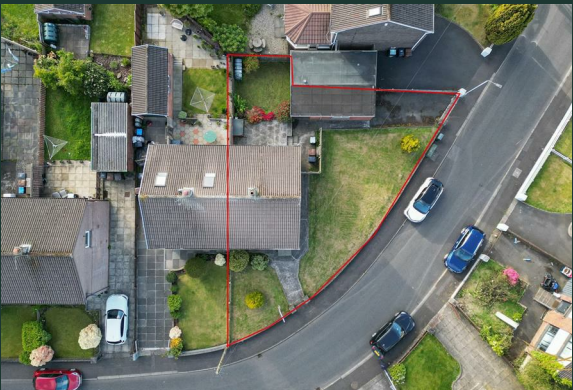
GARAGE 23'4 x 9'8 (7.11m x 2.95m)
Up and over door. Light and power.

OUTSIDE

Front side and rear laid in lawn bordered by mature shrubbery. Detached single garage. Feature paving. Private driveway. Outdoor tap. Outdoor lighting.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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