



FOR SALE

4 Fairview Parade

Newtownabbey, BT36 6PU

Offers over £165,000



This beautifully presented three-bedroom home is the perfect opportunity for first-time buyers seeking a stylish and move-in ready property. Situated in the popular Mossley area of Newtownabbey, this home offers spacious and well-appointed accommodation throughout. The property features a bright and welcoming lounge, a modern fitted kitchen, and a separate dining room ideal for entertaining. Of the three bedrooms, two come with built-in furniture, offering convenient storage solutions. A contemporary white family bathroom suite completes the interior.

Externally, the home benefits from both front and rear gardens, with the rear garden boasting a delightful decking area — perfect for relaxing or outdoor dining. Fairview Parade is conveniently located just off Fairview Road, within close proximity to local schools, shops, and excellent public transport links.

Early viewing is highly recommended to fully appreciate all this lovely home has to offer.

HALLWAY 13'6" x 6'5" (4.11m x 1.96m)
uPVC front door with glazed side panels and glazed feature insets. Solid wood flooring.

LIVING ROOM 13'2" x 13'11" (4.01m x 4.24m)
Solid wood flooring. Recessed spotlights.

DINING ROOM 8'2" x 10'3" (2.49m x 3.12m)
Solid wood flooring. Sliding patio door to rear garden. Recessed spotlights.

FITTED KITCHEN 12'6" x 10'2" (3.81m x 3.10m)
Range of high and low level units with contrasting formica worktops. Composite 1.5 bowl sink unit with drainer and mixer taps. Integrated oven. Integrated electric hob. Integrated extractor fan. Space for washing machine. Space for fridge freezer. Recessed spotlights. Ceramic tiled flooring. Access to rear garden. Access to storage.

STORAGE 1'8" x 5'3" (0.51m x 1.60m)

BEDROOM 1 14' x 9'3" (4.27m x 2.82m)
Built in sliderobes. Recessed spotlights.

BEDROOM 2 10'4" x 10'4" (3.15m x 3.15m)
Recessed spotlights.

BEDROOM 3 10'3" x 6'9" (3.12m x 2.06m)
Built in sliderobes. Recessed spotlights.

BATHROOM 7'1" x 5" (2.16m x 1.52m)
White suite comprising paneled with with up and over shower unit. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled splashback. Laminate flooring. Recessed spotlights.

LANDING 10' x 3' (3.05m x 0.91m)
Access to storage. Access to roofspace.

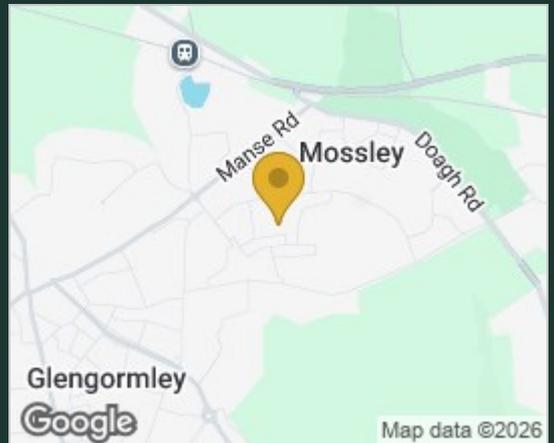
STORAGE 5'2" x 2'4" (1.57m x 0.71m)

OUTSIDE

Rear laid in lawns bordered by mature shrubbery. Decking area. Outdoor light. Outdoor tap.

Front laid in lawns with flower beds and mature shrubbery.

Tarmac finish driveway for multiple cars.



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	
32	60		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Northern Ireland		Northern Ireland	

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