



FOR SALE

9 Abbots Gardens

Newtownabbey, BT37 9QZ

Offers over £114,950

3 1 1 E



Nest Estate Agents are thrilled to bring to market this beautifully presented end terrace property which has been meticulously maintained by its current owner. Situated just off the Doagh Road in Newtownabbey this property is within walking distance to local schools, shops and amenities. The M2 motorway is close to hand making this property ideal for those commuting to and from Belfast City Centre.

Internally the property has a spacious lounge open plan to dining room, a modern kitchen, 3 bedrooms and a modern white shower room.

Externally the property boasts an enclosed rear garden, with a garden room and patio area.

This property will suit a wide range of purchasers such as first time buyer or those looking for an investment property, early inspection is strongly recommended.

HALLWAY 6'1 x 11'9 (1.85m x 3.58m)
uPVC front door with glazed panel. Laminate wood effect flooring.

LOUNGE 12'8 x 11'9 (3.86m x 3.58m)
Feature open fire with ornate cast iron insert. Tiled hearth. Contrasting wood surround and mantle. Laminate wood effect flooring. Cornice ceiling.

DINING ROOM 12'2 x 8'9 (3.71m x 2.67m)
Laminate wood effect flooring. Cornice ceiling. Double doors leading to rear garden.

FITTED KITCHEN 9'9 x 11'8 (2.97m x 3.56m)
Shaker style kitchen with a range of high and low level units. Contrasting worktops. Stainless steel 1.5 sink unit with drainer and mixer taps. Integrated oven and hob. Stainless steel extractor fan. Tiled splashback. Laminate wood effect flooring. Access to storage.

STORAGE 2'7 x 2'1 (0.79m x 0.64m)

BEDROOM 1 10'11 x 11'8 (3.33m x 3.56m)
Cornice ceiling.

BEDROOM 2 10'11 x 11'8 (3.33m x 3.56m)
Laminate wood effect flooring. Cornice ceiling.

STORAGE 2'9 x 2'11 (0.84m x 0.89m)

BEDROOM 3 9'5 x 8'8 (2.87m x 2.64m)
Built in sliderobes. Laminate wood effect flooring. Wood paneling. Cornice ceiling.

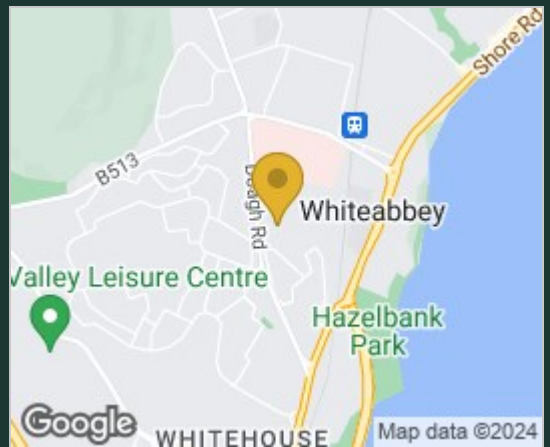
BATHROOM 7'10 x 9'3 (2.39m x 2.82m)
White suite comprising fully enclosed mains shower. Low flush WC. Vanity style sink unit with mixer taps. Chrome heated towel rail. Tiled floor. Tiled splashback. Extractor fan.

OUTSIDE

Front paved area. Rear enclosed garden with laid in lawn bordered by mature shrubbery. Garden room. Outside tap.

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 Nest Mortgages on 02893 438092.



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.