



## 8 Inveresk Park Rathcoole, Newtownabbey, BT37 9EU

**Price £95,000**

### PUBLIC NOTICE

8 Inveresk Park, Newtownabbey BT37 9EU

We are acting in the sale of the above property and have received an offer of £101,000 (one hundred and one thousand pounds) Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place  
 EPC Rating: E 48

We are delighted to offer for sale this end terrace which is located in a very popular residential area just off East Way in the ever popular Rathcoole Housing Estate and will ideally suit the young buyer seeking their first home or an investor.

Inside the accommodation comprises tiled entrance hall, dining room open to lounge with PVC double glazed double doors to rear and a separate fitted kitchen with built in oven & hob. space for appliances and access to rear.

Upstairs there are three bedrooms and a bathroom with white suite

Other benefits include oil heating and PVC double glazing.

Outside there are gardens to front and side in lawn and a fully enclosed concrete area to rear.

Early viewing recommended !!

# 8 Inveresk Park

Rathcoole, Newtownabbey, BT37 9EU



- End Terrace
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Popular Location
- 1 Reception Room
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

### ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator, under stairs storage

### LOUNGE

14'0" x 12'1" (4.27m" x 3.68m")

Tiled floor, radiator, pvc double glazed double doors to rear, open to

### DINING ROOM

12'1" x 10'0" at widest (3.68m" x 3.05m" at widest )

Tiled floor, radiator

### KITCHEN

11'3" x 7'1" (3.43m" x 2.16m")

Range of high and low level units, formica worktops, stainless steel single drainer sink unit, built in under oven,

stainless steel hob, stainless steel extractor fan, plumbed for washing machine, under fridge & freezer, partly tiled walls, tiled floor, radiator, pvc double glazed back door

### FIRST FLOOR

### LANDING

Wood laminate flooring, access to roofspace

### BEDROOM 1

13'6" x 12'45" at widest (4.11m" x 3.66m" at widest )

Range of built in wardrobe, cupboards and drawers, wood laminate flooring, radiator

### BEDROOM 2

12'4" x 10'9" at widest (3.76m" x 3.28m" at widest )

Built in storage, hotpress, radiator

### BEDROOM 3

10'6" x 9'8" at widest (3.20m" x 2.95m" at widest )

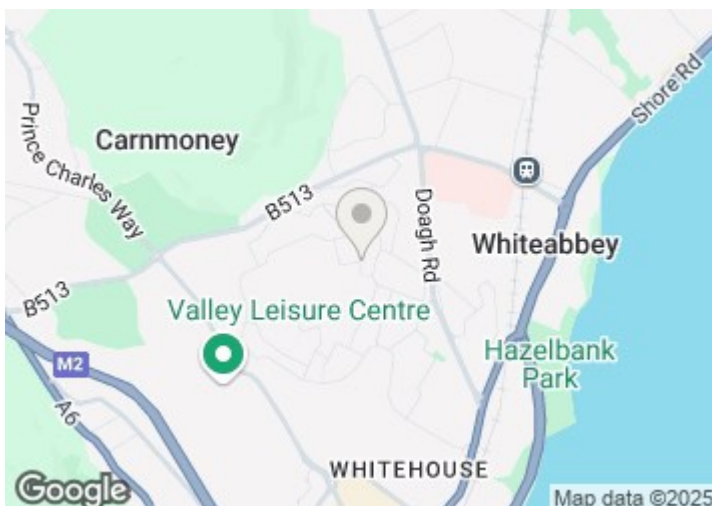
Built in wardrobe, radiator

### BATHROOM

White suite comprising panelled bath, shower attachment, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, heated towel radiator

### OUTSIDE

Garden to front and side in lawn Fully enclosed concrete area to rear Outhouse, oil boiler, oil tank



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

