



55 Burnthill Crescent Ballyclare Road, Newtownabbey, BT36 5AE

Price £145,000

PUBLIC NOTICE

ADDRESS: 55 Burnthill Crescent, Newtownabbey BT36 5AE

We are acting in the sale of the above property and have received an offer of £150,000 (one hundred and fifty 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:58

We are delighted to offer for sale this attractive semi detached villa which is located in a very popular residential area just off the Carnmoney / Ballyclare Roads and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge / dining with mock fireplace and wood laminate flooring and a separate fitted kitchen with space for appliances and access to rear
Upstairs there are three bedrooms and a bathroom with white suite
Other benefits include PVC double glazing and oil heating.
Outside there is a driveway leading to a detached garage, garden to front in lawn and paved garden to rear.
Early viewing recommended !!

55 Burnthill Crescent

Ballyclare Road, Newtownabbey, BT36 5AE



- Semi Detached Villa
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Detached Garage
- Lounge / Dining
- PVC Double Glazing

ACCOMMODATION COMPRISES space, plumbed for washing machine, tiled walls, wood laminate flooring, radiator, pvc double glazed back door

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

LOUNGE / DINING

16'10" x 15'10" at widest (5.13m" x 4.83m" at widest)

Mock fireplace, wood laminate flooring, two radiators

KITCHEN

9'11" x 9'5" (3.02m" x 2.87m")

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker

FIRST FLOOR

LANDING

Hotpress, access to roofspace

BEDROOM 1

13'9" x 10'0" at widest (4.19m" x 3.05m" at widest)

Built in mirror sliding robes, wood laminate flooring, radiator

BEDROOM 2

10'0" x 9'5" (3.05m" x 2.87m")

Radiator

BEDROOM 3

8'5" x 7'5" (2.57m" x 2.26m")

Built in wardrobe, wood laminate flooring, radiator

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, fully pvc panelled walls, tiled floor, radiator

OUTSIDE

Driveway leading to a detached garage

Garden to front in lawn

Paved garden to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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.

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