



## 37 DOWNPATRICK GREEN

Monkstown  
Newtownabbey BT37

- Mid Terrace
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- PVC Double Glazing
- Gas Heating
- Popular Location

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

**Offers Around £94,950**

# 37 Downpatrick Green

Monkstown, Newtownabbey, BT37 0JG



## ACCOMMODATION COMPRISES FIRST FLOOR

### GROUND FLOOR

#### ENTRANCE HALL

PVC front door, stairs to first floor.

#### LOUNGE

14'2" x 13'11" (4.32m" x 4.24m")

Wood laminate flooring

#### KITCHEN / DINING

17'1" x 10'2" (5.21m" x 3.10m")

Range of high- and low-level units, formica worktop, stainless steel sink unit, plumbed for washing machine, cooker space,

fridge / freezer space, plumbed for 8'4" x 8'3" (2.54m" x 2.51m") dishwasher, gas boiler, under stairs Wood laminate flooring, built in storage, PVC back door.

### LANDING

Access to roofspace, shelved airing cupboard.

#### BEDROOM 1

12'0" x 10'10" (3.66m" x 3.30m")

Wood laminate flooring, built in cupboard.

#### BEDROOM 2

10'9" x 10'1" (3.28m" x 3.07m")

Wood laminate flooring, built in cupboard.

#### BEDROOM 3

Wood laminate flooring, built in cupboard.

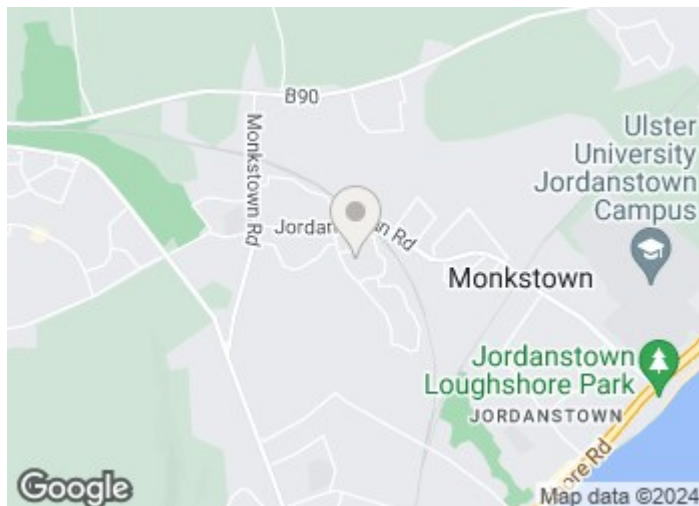
### BATHROOM

White suite comprising pedestal wash hand basin, low flush wc, panelled bath with shower above, partly tiled walls, tiled floor.

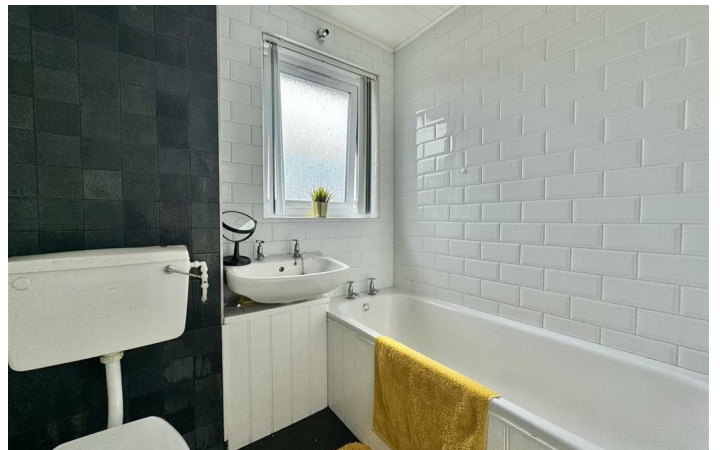
### OUTSIDE

Fully enclosed paved garden to front.

Enclosed paved garden to rear.



### Directions



# Floor Plan

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