FOR SALE



3 Bed Semi Detached Property 190 WHITEWELL ROAD, NEWTOWNABBEY

- Highly accessible location in close proximity to the M2
- Ideal first time buyer or investment property
- Excellent local Amenities

Contact:

Lloyd Hannigan 028 9050 1501 Ihannigan@lisney-belfast.com Stephen Adams 028 9050 1501 sadams@lisney-belfast.com

www.lisney.com

29-33 Montgomery Street, Belfast BT1 4NX



Lisney

Location

The subject property is located in the north Belfast Borough of Newtownabbey, approximately five miles from Belfast City Centre on the Whitewell Road. The subject property benefits from excellent transport links and is situated in close proximity to the M2, providing ease of access to Belfast City Centre, Belfast City and International Airport and the wider motorway network. Local amenities include the Abbey Centre, Fortwilliam Golf Club, Belfast Zoo and Cavehill Country Park.

Description The subject property comprises a three bedroom, semi detached dwelling fronting Whitewell Road. The property has downstairs living and dining rooms with a detached garage and a generous rear garden. The property has double glazed PVC windows and is in reasonable condition throughout.

Accommodation *Dimensions taken at widest point

Ground Floor: Living Room 11'6"x11'5" / Dining Room 11'5"x11'5" / Kitchen 13'0"x6'3"

First Floor: Bedroom 1-11'6"x11'6" / Bedroom 2-11'6"X11'0" / Bedroom 3- 6'11"x8'1"

Title

We have been advised that the property is held on a 6,000 year lease from 1939 and is subject to an annual ground rent of \pounds 6.50.

Asking Price £70,000 excl.

Rates

Capital Value - £100,000.00 Rates Payable 2014/15 rate year - £708.00

EPC

The property has an energy rating of E41. A full certificate can be made available upon request.

VAT

All prices and outgoings are exclusive of but may be subject to V.A.T.











The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.