

**1 Abbey Lane  
Millisle  
BT22 2FN**



**Offers Around £169,950**



## Key Features

- No onward chain
- Spacious 3 bedroom detached property
- Large open plan living, dining and kitchen area with access to the rear
- Downstairs toilet
- Ensuite off main bedroom with electric shower
- Modern family bathroom with shower over bath
- Large driveway with space for at least 3 cars
- Oil fired central heating
- Early viewing recommended

## Summary

Investa (N.I.) are delighted to bring to the market this chain free, spacious, detached property located within Millisle and ready for any buyer to move straight into and start calling home. The property is situated opposite Millisle Primary School, within walking distance to all local amenities, bus routes and Millisle beach.

The ground floor of the property benefits from a large open plan living and dining area with open fire and fitted kitchen including built in oven, hob and dishwasher. The ground floor also benefits from a downstairs toilet and understairs storage.

The first floor offers three generous sized bedrooms, with an ensuite of the main bedroom and modern family bathroom both tiled floor to ceiling and easy to maintain.

Externally the property benefits from a spacious driveway with parking for at least 3 cars and there is potential to make this area into a more usable outdoor space.

The property further benefits from oil fired central heating and double glazing.





**The property comprises of:**

**Entrance Hall**

2.4m x 2.3m

**Downstairs Toilet**

1.4m x 0.9m

**Living / Dining Area**

5.8m x 5.1m

**Kitchen**

3.8m x 2.9m

**Landing**

4.5m x 0.9m

**Bathroom**

2.3m x 2.7m

**Bedroom 1**

3.9m x 2.7m

**En-Suite**

2.7m x 0.8m

**Bedroom 2**

4.1m x 2.8m

**Bedroom 3**

2.9m x 2.5m



**EPC rating**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70   c	70   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

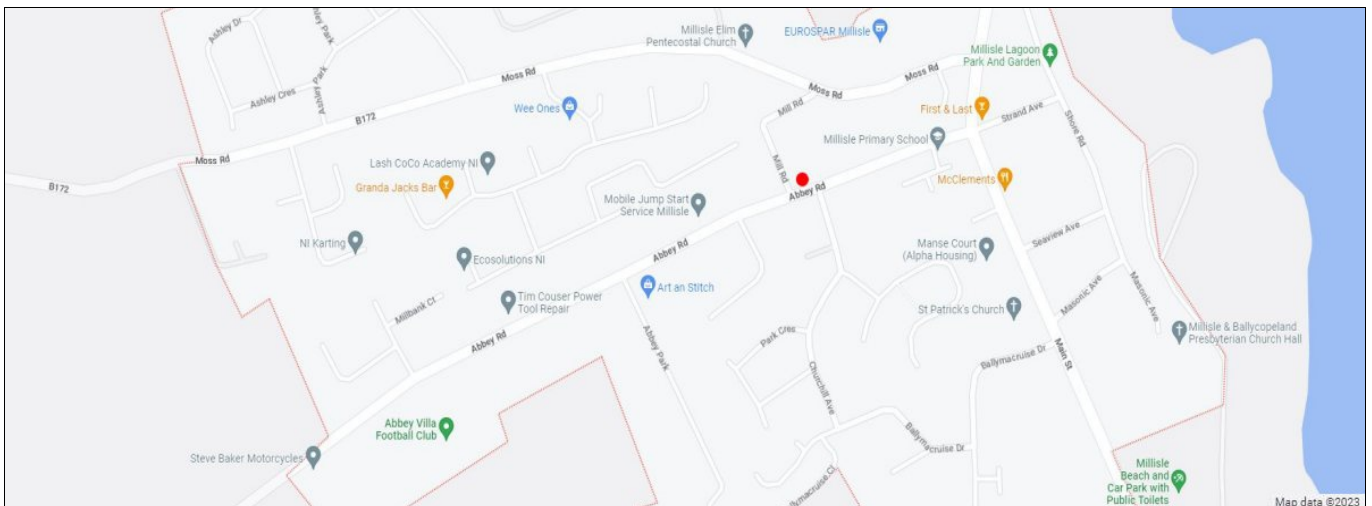


### Lettings and Block Management Department

Investa (N.I.) LLP offer an experienced and professional lettings and block management department, managing property and apartment complexes throughout Northern Ireland. For any enquires regarding lettings or block management please contact our office on 028 9752 1283.

### Financial Advice

If you are moving house or investing in property Investa (N.I.) LLP can personally introduce you to an independent financial advisor. Please contact our office on 028 9752 1283 for more information.



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