



26 Brackenridge Green, Carrickfergus, BT38 8FP

Offers Over £269,950

- Detached bungalow in highly regarded residential area
- Spacious lounge with feature fireplace
- Oil fired central heating
- Bathroom with light coloured suite
- Spacious detached matching garage (19 x 14'5)
- 4 Bedrooms (1 with ensuite shower room)
- Conservatory
- 2 Separate reception rooms
- Utility Room
- uPVC fascia and rainwater goods

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Occupying a generous mature elevated site in the quiet and highly regarded area of fine detached homes we have the pleasure in marketing this attractive detached bungalow. The property is well presented throughout and benefits from the opportunity to develop the first floor (subject to all necessary consents) This is a home we can recommend with utmost confidence.



Council Tax Band: Northern Ireland



Reception Hall

Access to roofspace, herringbone wood flooring, hot press, cornicing

Lounge

14'8 x 19'9

Feature fireplace, cornicing and ceiling decoration, wired for wall lights

Kitchen/ Dining Area

15'3 x 9'10

Range of high and low level units, round edge worksurfaces, modern sink unit and vegetable sink with mixer tap, plumbed for dishwasher, inlaid hob unit and oven, extractor fan, laminate flooring, patio doors to conservatory, concealed lighting

Utility Room

5'11 x 7'3

Built in units, plumbed for washing machine, sink unit, laminate flooring

Conservatory

11'2 x 9'1

Laminate wood flooring, French doors

Bedroom (1)

12'11 x 11'0

Laminate wood flooring, range of built in units (mirror)

Ensuite

White shower room, vanity unit, pedestal wash hand basin, shower unit with controlled shower, downlighters, ceramic tiled flooring

Bedroom (2)

11'8 x 10'02

Laminate wood flooring.

Bedroom (3)

10'1 x 9'9

Laminate wood flooring

Bedroom (4)

9'9 x 7'11

Laminate wood flooring

Bathroom

Light coloured suite, panelled bath, low flush W/C, shower unit with controlled shower and electric shower, hot press

Outside

Front in plants trees and shrubs, double entrance gate

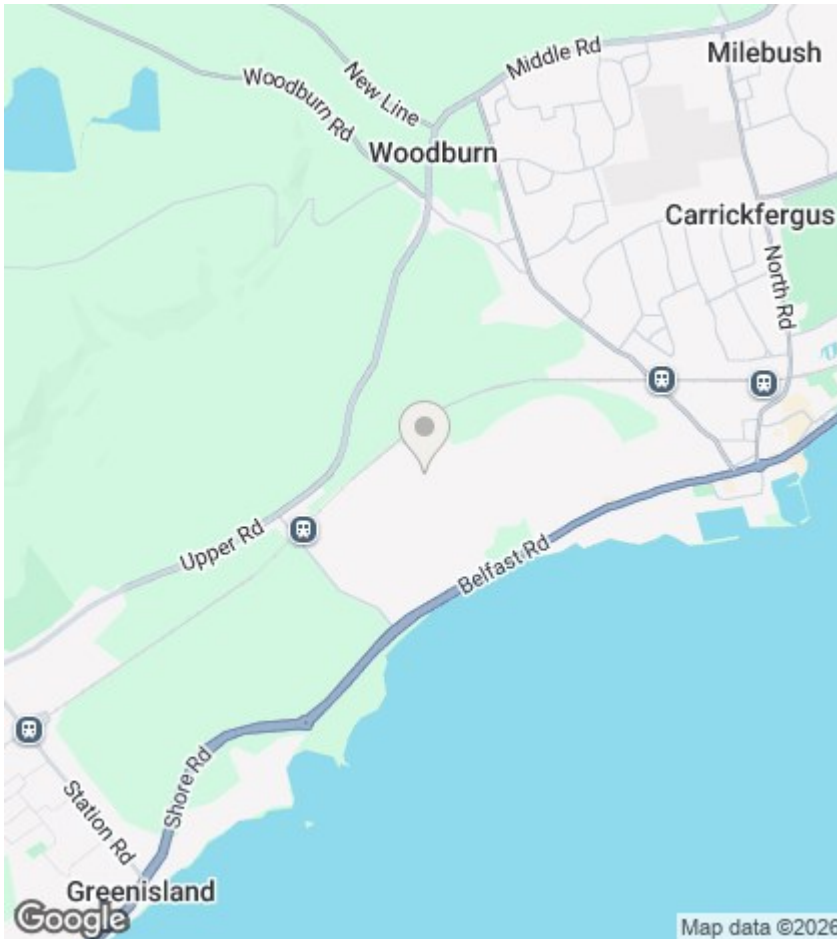
Side in plants, trees and shrubs

Rear in plants trees and shrubs, generous car parking, paved patio area, light and tap

Detached Matching Garage

19'4 x 14'5

Up and over door, light and power, oil fired boiler



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

F

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	31	46
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Ground Floor

