



55 Victoria Rise, Carrickfergus, BT38 7UR

Offers Over £189,950

- Immaculately presented semi detached villa in highly popular location
- Lounge open to dining room
- Modern shower room
- Double glazing in uPVC frames
- Ideal first time buy or family home
- 3 Bedrooms
- Modern kitchen
- Gas fired central heating
- Garden and off road parking to rear

55 Victoria Rise, Carrickfergus BT38 7UR

Immaculately presented semi detached villa situated within a highly popular and sought after location. The property provides well proportioned and versatile accommodation, comprising three bedrooms, a welcoming lounge open to a separate dining area and a modern fitted kitchen. A modern shower room completes the internal accommodation.

Further benefits include gas fired central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, the property enjoys a garden to the rear, together with convenient off road parking. Presented in excellent condition and ready to move into, this attractive home combines modern living with practical accommodation and outdoor space, making it an appealing choice for those seeking a comfortable and well located family home.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Cloaks with W/C and pedestal wash hand basin (no building control)

Lounge

14'8 x 11'7

Laminate wood flooring, feature fireplace with tiled hearth, open to:

Dining Room

10'7 x 10'1

Laminate wood flooring

Kitchen

18'11 (including storage) x 10'1

Modern kitchen with a range of high and low level units, round edge work surfaces, under cabinet lighting, glazed display cabinet, built in stainless steel sink unit, mixer taps, vegetable sink, built in oven, built in microwave, inlaid hob, built in stainless steel extractor hood, built in fridge freezer, built in dishwasher, space for washing machine, larder storage, ceramic tiled flooring

First Floor

Landing

Velux window, access to roofspace

Bedroom (1)

13'9 x 11'8 (plus built in robes)

Laminate wood flooring, built in slide robes

Bedroom (2)

10'1 x 8'9

Laminate wood flooring

Bedroom (3)

10'7 x 8'9

Laminate wood flooring

Shower Room

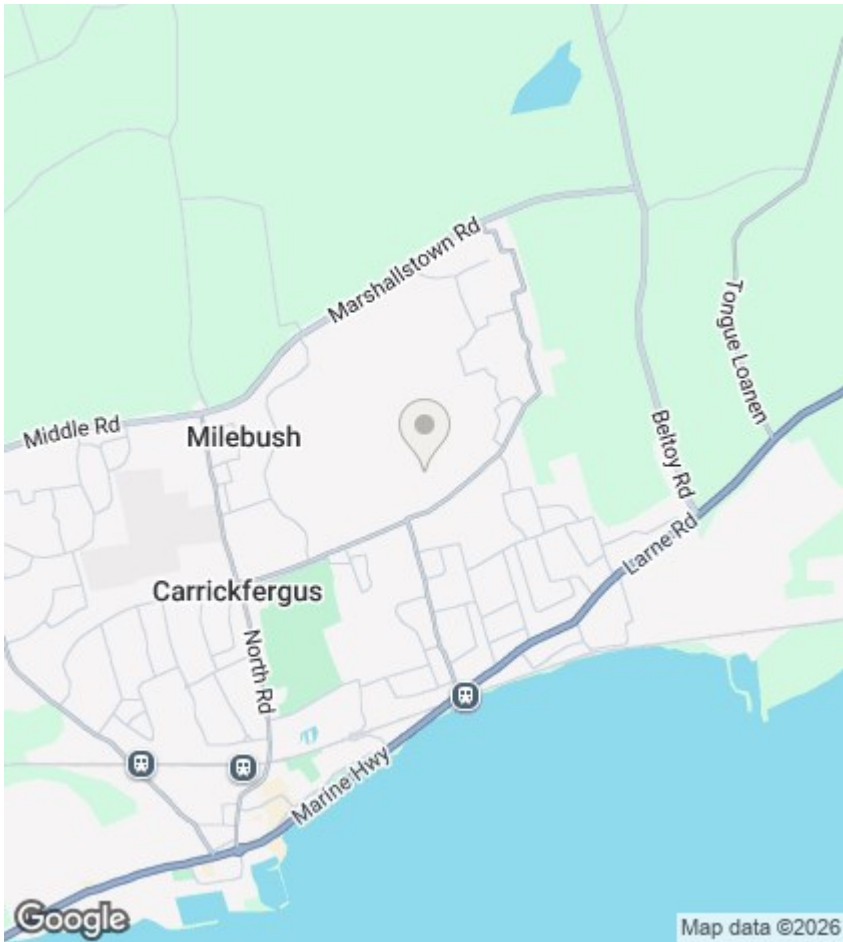
Walk in shower unit, controlled shower, glazed door, low flush W/C, floating vanity sink unit, mixer taps, wall tiling, ceiling paneling, downlighters, extractor fan, chrome heated towel rail, built in storage

Outside

Front: In lawn, in stones

Side: In lawn, in stones, plants and shrubs

Rear: Tarmacked driveway, in lawn, in stones, shed, outside tap



Directions

Viewings

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

EPC Rating:

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 	