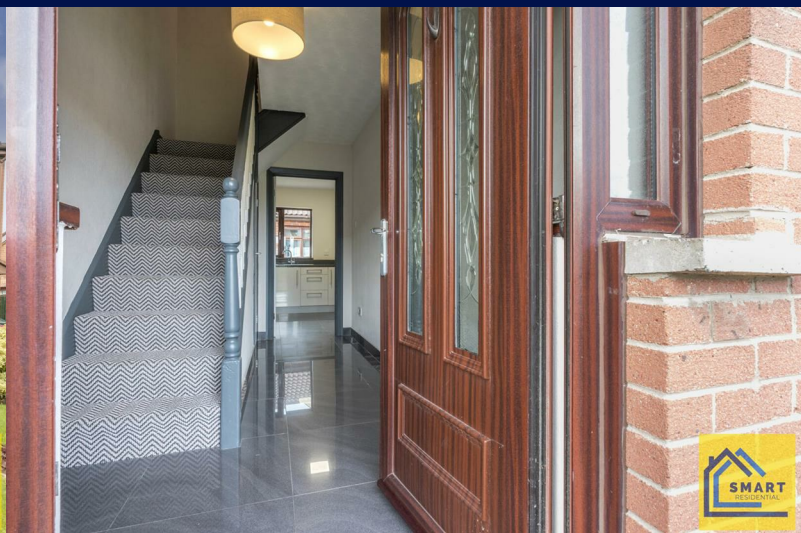




22 Brook Avenue

Carrickfergus, BT38 7TE

Offers in the region of £199,950



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Hall

Tiled floor. Storage under stairs.

Living Room

13' 7" x 13' 5" (4.14m x 4.08m)

at widest points.

Laminate wood floor. Wall mounted electric fire.

Kitchen/Diner

20' 4" x 9' 8" (6.20m x 2.95m)

Fitted kitchen with a range of high and low level units with stainless steel door furniture, single drainer sink with mixer tap, built in electric oven and hob with stainless steel and glass extractor fan, laminated work surfaces, space for fridge/freezer. Tiled floor. Open to dining area.

Upstairs Landing

Storage cupboard with gas boiler. Access to roofspace.

Bedroom 1

13' 8" x 9' 9" (4.17m x 2.98m)

at widest points.

Bedroom 2

9' 11" x 9' 9" (3.03m x 2.98m)

Bedroom 3

10' 3" x 10' 2" (3.12m x 3.11m)

at widest points.

Bathroom

10' 2" x 9' 9" (3.11m x 2.98m)

Four piece white suite comprising low flush WC, pedestal wash hand basin with chrome tap, panel bath with chrome mixer tap and telephone hand shower, spacious

shower cubicle with thermostatically controlled shower. PVC Panelled walls & ceiling. Laminated flooring.

Outside

Large enclosed rear garden area suitable for a variety of purposes. Outside tap.

Garage

22' 11" x 15' 1" (6.98m x 4.61m)

An exceptional detached garage with cavity wall construction, eaves storage, light, power and water. It also benefits from a roller door, hardwood pedestrian door and side windows. Plumbed for washing machine.

Ideal for storage, a home office, gym or potential annexe, subject to the relevant consents.

CUSTOMER DUE DILIGENCE

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we have a legal obligation to verify the identity of all vendors and purchasers before a sale can proceed. We conduct these checks electronically to ensure a smooth and secure process. Unlike many other agencies, SMART Residential absorbs the initial cost of these mandatory checks and does not charge any upfront administrative fees. However, please note that should either the vendor or the purchaser withdraw from the transaction after these checks have been completed, an administrative charge of £25 + VAT per person checked will become payable.

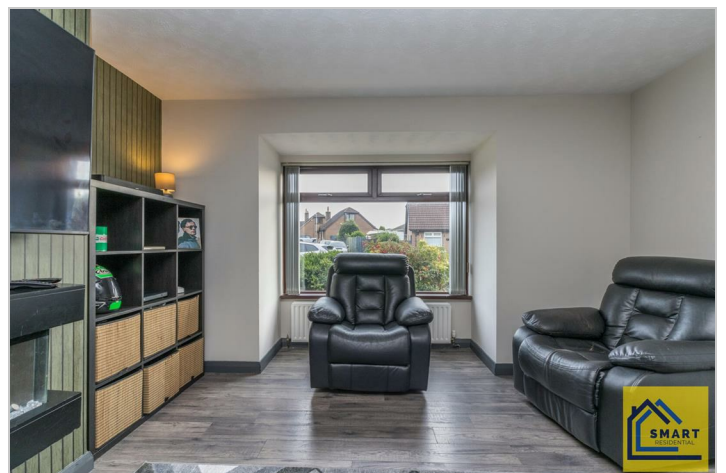
DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not

constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of SMART Residential (SMART Residential is a trading name of SRNI Ltd) has the authority to make or give any representation or warranty in respect of the property.

NOTICE

Please note that the vendor of this property is connected with SRNI Ltd t/a SMART Residential, as defined under Section 21 of The Estate Agents Act 1979.



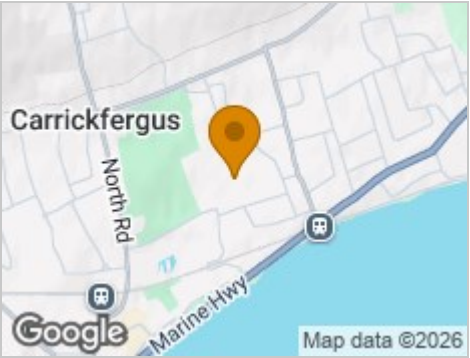
Road Map



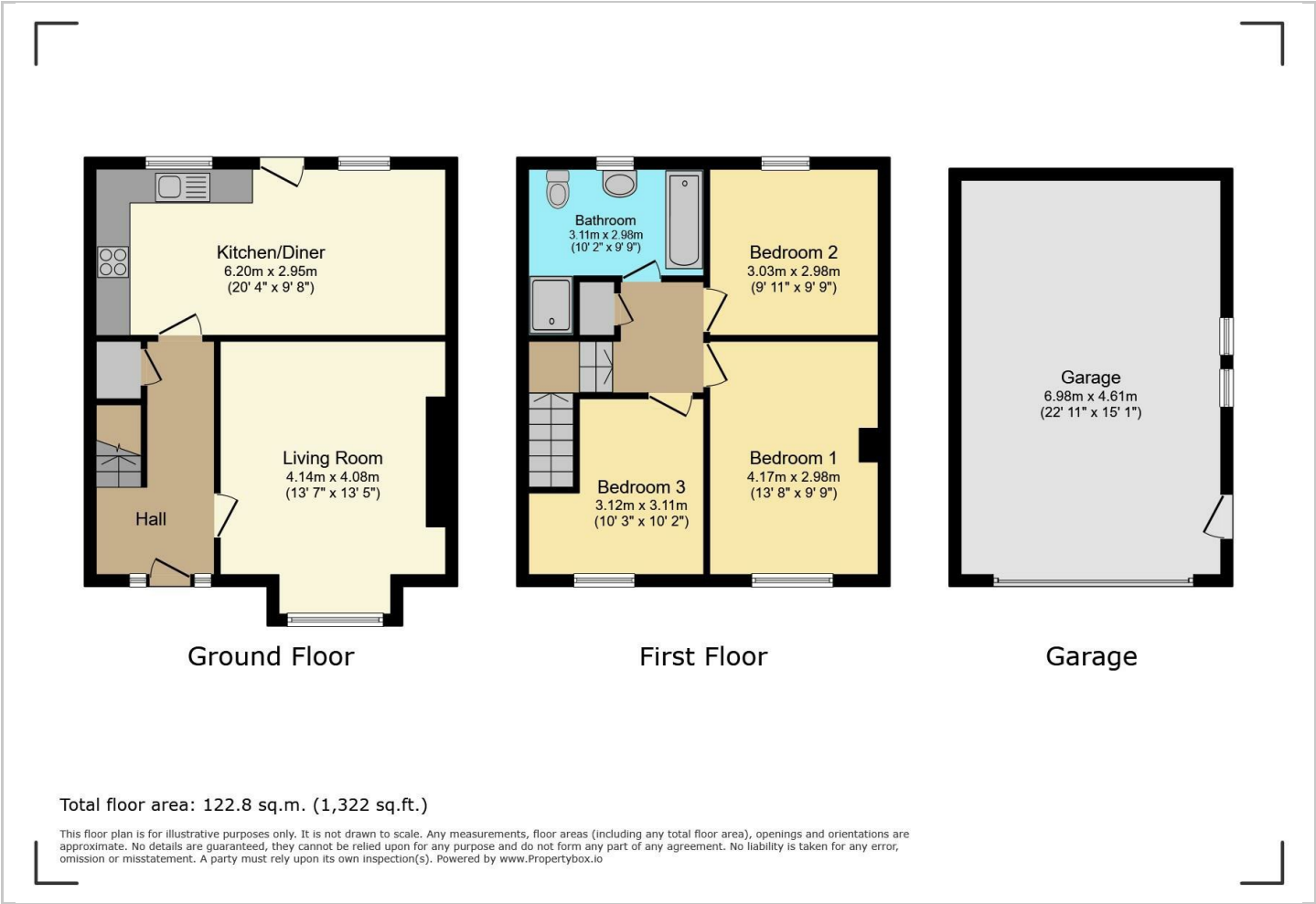
Hybrid Map



Terrain Map



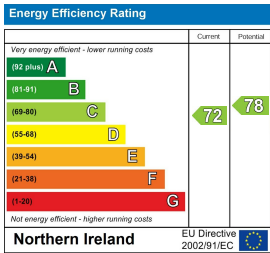
Floor Plan



Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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