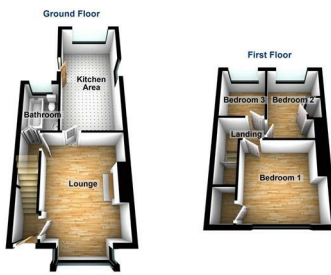




Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect



### Thinking of Selling?

All types of Properties Required

UPS Carrickfergus  
T: 028 9336 5986

## 86 ELLIS STREET

Carrickfergus BT38 8AZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

**Offers Around £41,950**

# 86 Ellis Street

, Carrickfergus, BT38 8AZ



This three-bedroom end-terrace home requires full refurbishment and is only suitable for cash buyers. The property features a 16'4 x 11'2 lounge with a bay window, an 18'2 x 8'9 kitchen space currently with with no fitted units, and a downstairs bathroom. Heating is provided by a solid fuel system. Conveniently located near Carrickfergus town centre and transport links, the property offers great potential but

requires complete updating and the asking price reflects the level of work required. Enquiries are invited from cash buyers only.

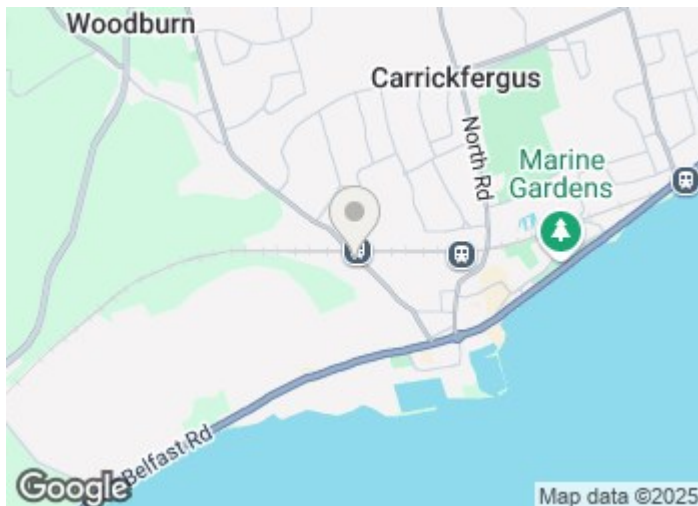
New to the market... further details and measurements to follow

THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES  
REQUIRED  
CALL US FOR A FREE NO  
OBLIGATION VALUATION

UPS CARRICKFERGUS

T: 028 93365986

E:carrickfergus@ulsterpropertysa



[Directions](#)



# Floor Plan

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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200  
**BALLYHACKAMORE**  
028 9047 1515  
**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986  
**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000  
**DOWNPATRICK**  
028 4461 4101  
**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295  
**MALONE**  
028 9066 1929  
**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000

**PRS** Property Redress Scheme

**OFT** Approved code

Southbank Residential (NI) Limited trading under licence as Ulster Property Sales (Carrickfergus) ®Ulster Property Sales is a Registered Trademark