

## 86 ELLIS STREET CARRICKFERGUS BT38 8AZ



End terrace house

Three bedrooms

16'4 x 11'2 Lounge with bay window

18'2 x 8'9 kitchen space (currently no kitchen units fitted)

Downstairs Bathroom

Solid fuel heating system

Convenient to Carrickfergus town centre and transport links

Asking price reflects the need for updating throughout

Enquiries are invited from Cash Buyers only

### Offers Around £41,950

**Tenure: Leasehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (12 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 |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

47

23

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 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.

### **Entrance hall**

Door to.

### **Lounge**

16'4 x 11'2

Bay window to front aspect, fire place with glass fronted fire.

### **Kitchen/diner**

Window to rear aspect, currently no kitchen units fitted or sink.

### **Bathroom**

window to rear aspect, low flush Wc, pedestal sink and panel enclosed bath.

### **Stairs and landing**

Doors to

### **Bedroom one**

11'2 x 10'8

Window to front aspect, built in wardrobe.

### **Bedroom two**

10'10 x 7'7

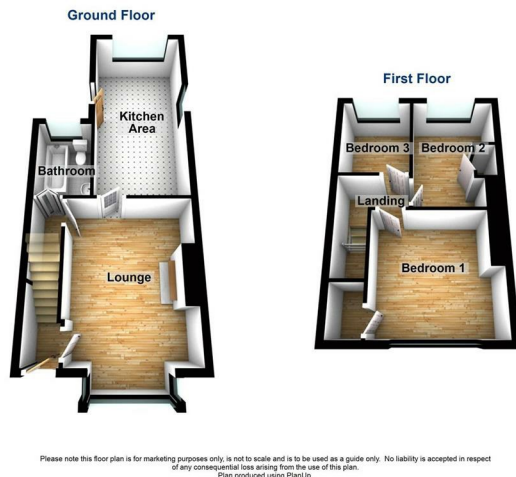
Window to rear aspect, airing cupboard

### **Bedroom three**

7'6 x 6'5

Window to rear aspect

## Floor Plan



**Thinking of Selling?**

All types of Properties Required  
Call us for a free no obligation Valuation

UPS Carrickfergus  
T: 028 9336 5986  
E: carrickfergus@ulsterpropertysales.co.uk

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

UPS CARRICKFERGUS  
T: 028 93365986  
E: carrickfergus@ulsterpropertysales.co.uk















Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 6200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9047 1515

