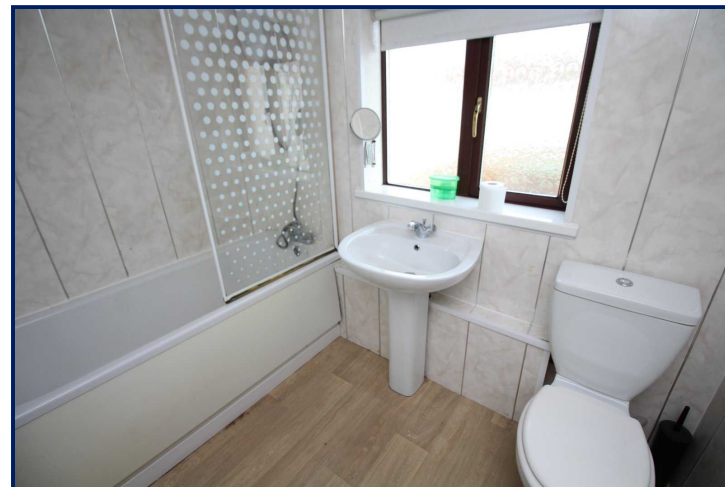





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 Patterson Drive, Carrickfergus,
BT38 7ER

**Offers in the region of:
£139,950**

 **Reeds Rains**

reedsrains.co.uk

1 Patterson Drive, Carrickfergus

Description

Semi detached property situated on an excellent corner site in a most convenient location. Close to a host of amenities including local shopping facilities and just a short walk to train station, leisure centre and picturesque promenade walk. The spacious interior offers two separate reception rooms, kitchen, ground floor shower room, three first floor bedrooms and a white bathroom suite. The property boasts an oil fired central heating system and double glazed windows. This area has always proven to have high demand and would therefore recommend an early viewing appointment.

Entrance Hall

Storage under stairs.

Lounge

4.77 x 3.31

Brick fireplace and display shelves. Tiled hearth. Double doors to dining room.

Dining Room

2.65 x 3.54

Kitchen

2.63 x 3.34

Range of high and low level units with formica work surfaces. Built in extractor fan. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Plumbed for dishwasher and washing machine.

Utility Area

2.37 x 2.72

Built in cupboard. Access to shower room.

Shower Room

Shower cubicle with thermostatically controlled shower, wash hand basin and low flush wc.

First Floor

Landing

Access to roofspace.

Bedroom 1

3.31 x 3.38

Bedroom 2

3.3 x 3.55

Bedroom 3

3.75 x 2.65

Double built in wardrobe.

Bathroom

White suite comprising panelled bath with electric shower, pedestal wash hand basin and low flush wc. PVC panelled walls and ceiling.

Gardens

Situated on an excellent corner site laid in lawn with well enclosed rear garden.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

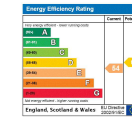
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.