

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	67
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



11 Brackenridge Close,  
Carrickfergus, BT38 8FS

Offers in the region of:  
**£189,950**

 **Reeds Rains**

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## 11 Brackenridge Close, Carrickfergus

Attractive semi detached property situated on an extensive corner site with attached matching garage. Positioned within a cul-de-sac in this well regarded and sought after location the internal layout offers two separate reception rooms, fitted kitchen, three bedrooms and a white bathroom suite. Externally the attached garage has been partitioned off with utility room. The property boasts an oil fired central heating system and double glazed windows. Externally there is a large well enclosed rear and side garden and good driveway parking. We would anticipate a high level of interest and would therefore recommend an early viewing appointment.

### Entrance Hall

### Lounge

14'6" x 13'1" (4.42m x 4m)

Carved wood surround fireplace with cast iron inset and hearth incorporating an open fire.

Laminate wooden floor. Square arch to:

### Dining Room

10'7" x 10' (3.23m x 3.05m)

Laminate wooden floor. Double glazed patio door to rear garden.

### Kitchen

10'7" x 9'9" (3.23m x 2.97m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls and tiled floor.

### First Floor Landing

Wood strip floor.

### Bedroom 1

12'7" x 12'4" (3.84m x 3.76m)

### Bedroom 2

13'1" x 9'7" (4m x 2.92m)

### Bedroom 3

10' x 8'7" (3.05m x 2.62m)

Built in storage cupboard.

### Bathroom

White suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

### Attached Garage

13'7" x 11'9" (4.14m x 3.58m)

Utility room with range of fitted units. Remote control roller door. Overhead storage.

### Extensive Corner Site

Situated on a large corner site with large well enclosed rear garden laid in lawn with a variety of plants and shrubs. Decking. Enclosed side area with garden shed. Front garden laid in lawn.

### 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.

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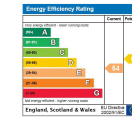
All Measurements are Approximate.

### 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.

