



## 7 Prospect Terrace,, Carrickfergus, BT38 8QE

- End Terrace Property
- Lounge; Focal Point Fireplace
- Bathroom With Three Piece Suite
- Enclosed Front Garden & Rear Yard
- Recently Renovated; Convenient Location
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Furnished Cloakroom With WC
- Prefabricated Detached Garage
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating F





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell leading to first floor.

#### LOUNGE 13'10" x 11'10" (wps)

Focal point, tiled fireplace with polished tiled hearth. Wood laminate floor covering. Twin windows to front elevation. Access to under stairs store with wood laminate floor covering and radiator.

#### KITCHEN 14'5" x 7'3"

Modern fitted kitchen with range of high and low storage units and contrasting melamine work surface. Stainless steel, 1.25 bowl, sink unit with draining bay. Space for freestanding cooker. Space for fridge freezer. Plumbed for automatic washing machine and dishwasher. Part tiled walls. Tiled floor.



### **REAR HALL**

Hardwood rear door. Tiled floor.

### **FURNISHED CLOAKROOM**

Low flush, white WC. Tiled floor. PVC double glazed frosted window.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 14'8" x 8'9" (wps)**

Twin windows to front elevation.

#### **BEDROOM 2 9'8" x 6'10"**

Access to shelved hot press and separate shelved store.

#### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower unit over bath. Part tiled walls. Tiled floor.

#### **EXTERNAL**

Front garden finished in lawn, tree bark and range of shrubbery.

Fully enclosed, low maintenance, paved rear yard.

Oil fired central heating boiler (housed).

External lighting.

Outside tap.

Right of way access to prefabricated garage at rear.

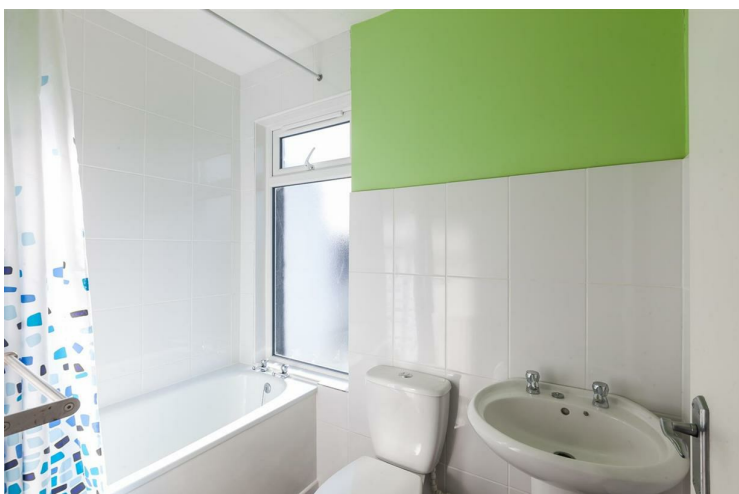
PVC oil storage tank.

#### **PREFABRICATED GARAGE 17'8" x 10'2"**

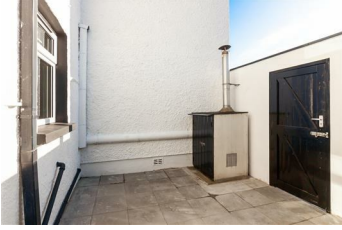
Up and over door.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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.







**Immaculately presented, recently renovated, two bedroom, end terrace property, with prefabricated detached garage, conveniently situated on Prospect Road, Carrickfergus, in close proximity to local amenities, public transport routes, and main commuter networks.**

**The property comprises entrance hall, lounge with focal point fireplace, modern fitted kitchen, rear hall, furnished cloakroom with WC, two well proportioned first floor bedrooms, and bathroom with white three piece suite.**

**Externally, the property enjoys front garden finished in lawn, tree bark and range of shrubbery, fully enclosed, low maintenance paved rear yard, and prefabricated garage accessed via right of way to the rear.**

**Other attributes include oil fired central heating, double glazing and convenient location.**

**Ideal first time buy or buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



### 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>	35	45
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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