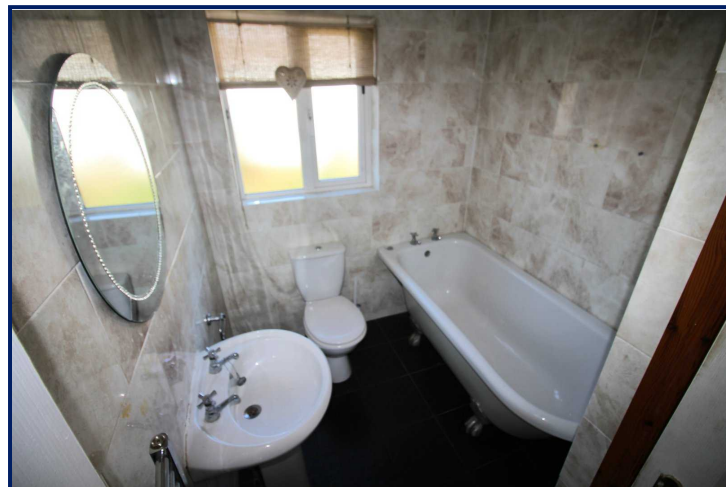
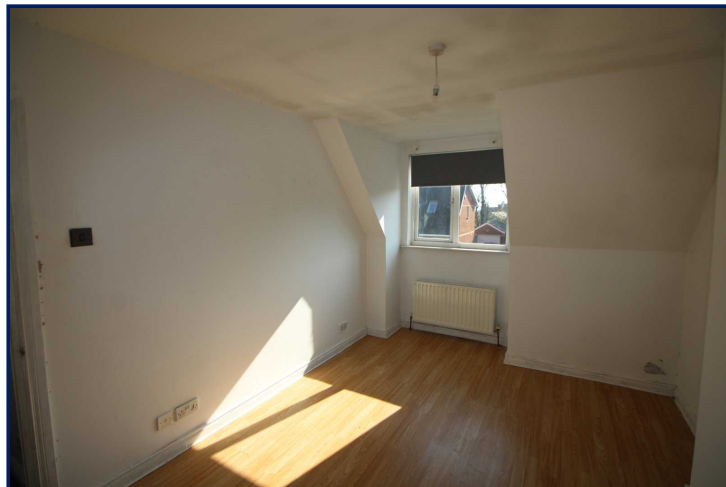


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



60 Woodlawn Avenue,
Carrickfergus, BT38 8PP

Asking Price: £159,950

 **Reeds Rains**

reedsrains.co.uk

60 Woodlawn Avenue, Carrickfergus

Description

Semi detached villa on a large site. The well proportioned interior offers lounge, fitted kitchen/dining area with patio doors to rear garden, three first floor bedrooms one with ensuite shower room and a white three piece bathroom suite. Benefiting from an oil fired central heating system, double glazed windows. All in all this home is sure to appeal to a wide spectrum of buyers and an early viewing is recommended.

Entrance Hall

Lounge

17'3" x 13'1" (5.26m x 4m)

Feature carved wood surround fireplace with cast iron inset and tiled hearth incorporating an open fire. Open plan to;

Kitchen/Dining Area

18'11" x 11'1" (5.77m x 3.38m)

Modern range of fitted high and low level units. Single drainer sink unit with mixer tap. Built in hob and eye level oven. Extractor fan. Tiled floor.

First Floor Landing

Master Bedroom

11'11" x 10'1" (3.63m x 3.07m)

Ensuite

White suite comprising tiled walk-in shower with Triton shower fitting. WC and wash hand basin. Tiled floor.

Bedroom 2

14'5" x 9'11" (4.4m x 3.02m)

Laminate wood floor.

Bedroom 3

9'6" x 9'6" (2.9m x 2.9m)

Velux double glazed windows. Laminate wooden floor.

Bathroom

Contemporary white suite comprising free standing claw foot bath. Wash hand basin and WC. Chrome towel rail. Hotpress.

Front Garden

Lawn. Ample driveway parking.

Rear Garden

Well enclosed with mature trees, lawn and paved patio.

Detached Garage

Roller door, light and power.

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.

