



44 Northland, Carrickfergus,
BT38 8NJ

**Offers in the region of:
£95,000**

 **Reeds Rains**

reedsrains.co.uk

44 Northland, Carrickfergus

Description

Mid terrace property situated in an ideal location close to local schooling. Ideally suited to both the first time buyer or investor the accommodation offers lounge, kitchen with range of fitted units, three bedrooms and a superb shower room. Boasting a gas fired central heating system and double glazed windows. Externally there is a well enclosed rear garden. An early viewing appointment comes recommended and can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Laminate wooden floor.

Lounge

14'6" x 14'2" (4.42m x 4.32m)

Laminate wooden floor. Feature fire surround.

Kitchen/Breakfast Area

14'3" x 8'7" (4.34m x 2.62m)

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

First Floor Landing

Bedroom 1

11'2" x 10'3" (3.4m x 3.12m)

Built in robe.

Bedroom 2

12'4" x 12'2" (3.76m x 3.7m)

Built in robe.

Bedroom 3

9'2" x 8'6" (2.8m x 2.6m)

Shower Room

Superb white suite comprising shower cubicle with wall mounted electric shower, vanity unit and low flush wc. PVC wall panelling.

Front Garden

Walled and paved front garden area.

Rear Garden

Well enclosed low maintenance 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.

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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.

For full EPC please contact the branch.