

## 35 Knockfergus Park, Carrickfergus, BT38 8SN



- Semi-Detached Home
- Three Well Proportioned Bedrooms
- Two Receptions
- Shaker Style Fitted Kitchen
- Modern Four Piece Family Bathroom Suite
- Ground Floor Furnished Cloakroom
- Extensive Mature Corner Site
- Detached Garage with Power and Light
- PVC Double Glazing/Oil Fired Central Heating
- Popular Convenient Location

**PRICE Offers Over £144,950**

*Positioned on a prime corner site within Knockfergus Park, just off the Station Road, Greenisland. This well presented semi-detached home enjoys a well planned living layout briefly comprising two reception rooms, shaker style fitted kitchen, furnished cloakroom, three well proportioned bedrooms and a modern four piece family bathroom suite. Externally the property further benefits from extensive gardens to front, side and rear with a detached garage. Ideally suited to the first time buyer. An early viewing is highly recommended.*

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12 Church Street  
BT41 4BA  
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51 Main Street  
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Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

PVC double glazed door leading into:-

### ENTRANCE HALL

Understairs storage. Quality laminate flooring

### FURNISHED CLOAKROOM

Comprising vanity unit and Low flush WC. Tiled walls. Tiled Floor

### FAMILY ROOM

13'1" x 10'5" (4.0 x 3.2)

Quality laminate flooring.

### LOUNGE

13'9" x 11'5" (4.2 x 3.5)

Feature bay window. Quality laminate flooring.

### SHAKER STYLE FITTED KITCHEN

10'5" x 8'2" (3.2 x 2.5)

Equipped with a range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for dish washer. Space for free standing cooker with overhead concealed extractor fan. Space for freestanding fridge/freezer. Part tiled walls in metro brick tiles. Twin leaded glass display cabinets. PVC double glazed door to rear.

### FIRST FLOOR

Loft access. Shelved hot press storage cupboard.

### BEDROOM 1

10'2" x 10'1" (3.1 x 3.08)

Built in three-bay mirrored slide robes. Quality laminate flooring.

### BEDROOM 2

10'2" x 8'2" (3.1 x 2.5)

Quality laminate flooring.

### BEDROOM 3

10'5" x 7'10" (3.2 x 2.4 )

Laminate flooring. Built in three-bay sliderobes.

### FAMILY BATHROOM SUITE

Four piece bathroom suite comprising panelled bath, pedestal wash hand basin, low flush WC and shower cubicle with electric shower unit. Recessed lighting. Tiled walls. Tiled floor. Chrome towel radiator.

### GARAGE

18'4" x 8'6" (5.6 x 2.6 )

Equipped with lights and power. Up and over door. Plumbed for washing machine.

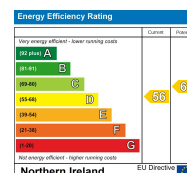
### OUTSIDE

Neat well maintained garden to front, laid in lawn with paved walk ways and screened by perimeter hedgerow.

Extensive garden to side, laid in neat lawn with paved walkways. Screened by perimeter fence.

Private driveway to side for offstreet parking.

Private enclosed hard landscaped garden to rear for easy maintenance. Screened by perimeter fence.



**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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