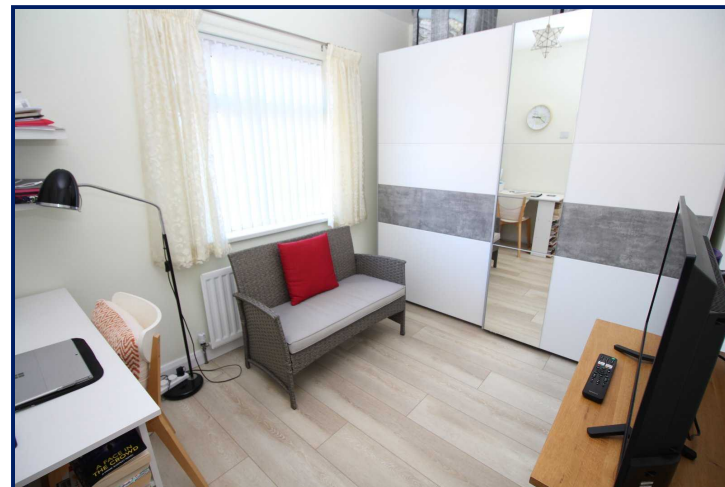


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



64 Madigan Park, Carrickfergus

Offers in the region of:
£189,950

reedsrains.co.uk

64 Madigan Park, Carrickfergus

Description

Stunning semi detached bungalow that has been completely renovated to an exceptionally high standard throughout. A credit to its present owners the beautiful interior offers spacious lounge, recently installed modern fitted kitchen, three bedrooms and contemporary shower room. The first floor storage area is approached via a fixed staircase. Boasting a gas fired central heating system, double glazed windows, detached garage and excellent parking facilities. Externally there is a large well enclosed rear garden. Situated in a desirable and sought after location just a short walk to local shopping facilities and public transport. We would anticipate a high level of interest and due to both the location and exceptional interior finish.

Entrance Hall

Laminate wooden floor.

Lounge

17'4" x 12'4" (5.28m x 3.76m)

Wall mounted electric fire.

Kitchen/Breakfast Area

12'3" x 12' (3.73m x 3.66m)

Modern range of recently installed high and low level units. Sink unit with vegetable basin and mixer tap. Built in hob and oven. Dishwasher and housing for microwave. Built in larder and separate storage cupboard. Breakfast bar. PVC double glazed back door.

Bedroom 1

12'2"x 10'3" (3.7mx 3.12m)

Laminate wooden floor.

Bedroom 2

13'3" x 8'8" (4.04m x 2.64m)

Laminate wooden floor.

Bedroom 3

11'1" x 7'9" (3.38m x 2.36m)

Laminate wooden floor.

Shower Room

Contemporary shower room with walk in shower area and wall mounted shower, vanity unit and low flush wc. PVC wall panelling and ceiling.

Front Garden

Walled front garden laid in lawn.

Extensive Rear Garden

Well enclosed large rear garden laid in lawn with a variety of plants and shrubs. Paved patio area.

Detached Garage

19'8" x 11'9" (6m x 3.58m)

Metal up and over door. Light and power.

Excellent Driveway Parking

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

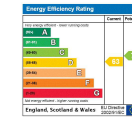
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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.



For full EPC please contact the branch.