

11 Thorndale Square,
Carrickfergus, BT38 8JX

**Offers in the region of:
£114,950**

 **Reeds Rains**

reedsrains.co.uk

11 Thorndale Square, Carrickfergus

Description

End terrace property offering an ideal opportunity for the first time buyer to enter onto the housing ladder. The internal layout offers spacious lounge, fitted kitchen, sun porch to the rear, three bedrooms and a bathroom. Benefiting from a gas fired central heating system and double glazed windows. Externally there is a good sized enclosed rear garden. Situated close to local primary school and shopping facilities recent experience has proven a high demand for properties of this type and we would strongly urge an early viewing appointment.

Entrance Hall

Wood strip floor.

Lounge

20'11" x 11' (6.38m x 3.35m)

Wood strip floor. Fire surround with electric fire inset.

Kitchen

11'9" x 9'4" (3.58m x 2.84m)

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. Breakfast bar.

Sun Porch

10'11" x 9'10" (3.33m x 3m)

Double glazed patio door to rear garden. Access to large walk in storage area.

First Floor Landing

Bedroom 1

14'7" x 8'10" (4.45m x 2.7m)

Built in robe. Laminate wooden floor.

Bedroom 2

12' x 10'1" (3.66m x 3.07m)

Fitted robes with mirrored sliding doors.

Bedroom 3

10'8" x 6'11" (3.25m x 2.1m)

Built in bed with storage area below.

Bathroom

Tiled bath, pedestal wash hand basin and low flush wc. Tiled walls.

Front Garden

Rear Garden

Large enclosed rear garden laid in lawn with paved patio area.

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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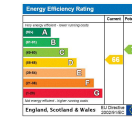
All Measurements are Approximate.

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.