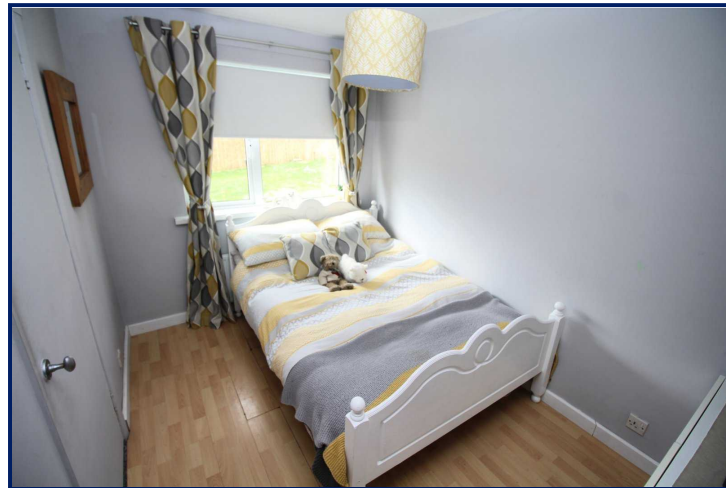
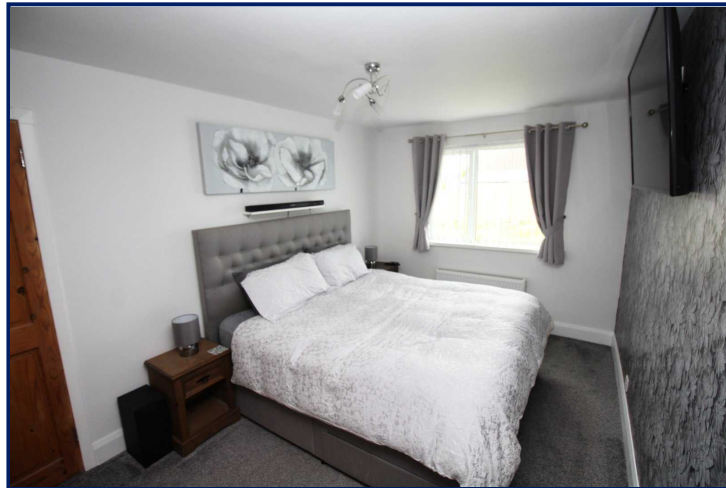


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



32 Marlborough Crescent,
Carrickfergus, BT38 7RZ

Offers in excess of: £210,000

 Reeds Rains

reedsrains.co.uk

32 Marlborough Crescent, Carrickfergus

Description

Deceptively spacious detached bungalow with an excellent rear garden situated close to local shopping facilities and schooling. An ideal home for the growing family the well planned interior comprises spacious lounge, reception hall/dining area, fitted kitchen, four bedrooms and a four piece bathroom suite. Benefiting from a gas fired central heating system, double glazed windows and attached garage. An internal viewing comes recommended to appreciate all this fine home has to offer.

Reception Hall/Dining Area

13'9" x 9'2" (4.2m x 2.8m)
PVC double glazed front door. Laminate wooden floor.

Lounge

15'8" x 13'7" (4.78m x 4.14m)
Feature wood surround fireplace with cast iron inset incorporating an open fire. Laminate wooden floor.

Kitchen

14' x 8'5" (4.27m x 2.57m)
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. Integrated fridge/freezer. Extractor fan. Part tiled walls.

Inner Hall

3 built in storage cupboard.

Bedroom 1

15'9" x 9' (4.8m x 2.74m)

Bedroom 2

10'2" x 7'6" (3.1m x 2.29m)
Laminate wooden floor.

Bedroom 3

10'7" x 7'6" (3.23m x 2.29m)
Laminate wooden floor. Built in robe.

Bedroom 4

10'3" x 7'2" (3.12m x 2.18m)
Built in robe. Laminate wooden floor.

Bathroom

Four piece suite comprising bath, separate shower cubicle with thermostatically controlled rain head shower and shower attachment, pedestal wash hand basin and low flush wc. Tiled floor.

Attached Garage

16'2" x 9'1" (4.93m x 2.77m)
Metal up and over door. Light and power. Plumbed for washing machine.

Front Garden

Laid in lawn.

Extensive Rear Garden

Well enclosed rear garden laid in lawn and small stones.

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 Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.

