



ULSTER PROPERTY SALES

UPS

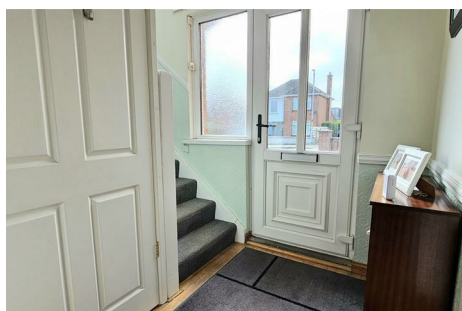
CARRICKFERGUS BRANCH

8 Market Place, Carrickfergus, County
Antrim, BT38 7AW

028 9336 5986

carrickfergus@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



11 BROOKBOROUGH AVENUE

Carrickfergus BT38 7LG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	61
Northern Ireland		EU Directive 2002/91/EC

Offers Around £229,950

11 Brookborough Avenue

, Carrickfergus, BT38 7LG



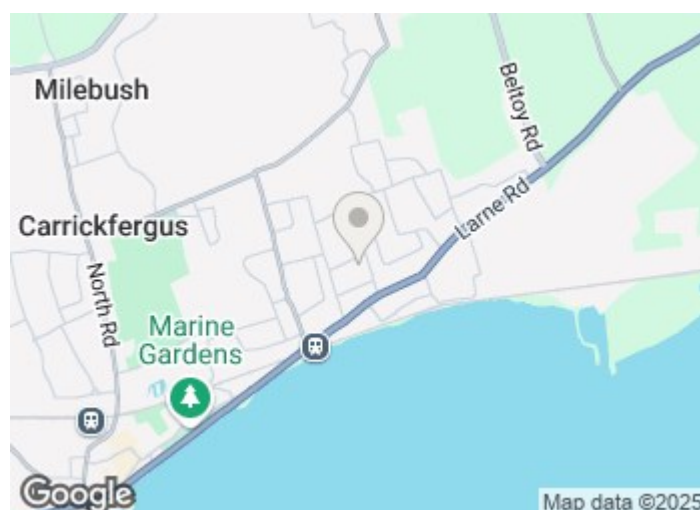
This red brick detached house is situated in the highly sought-after Downshire area, offering a convenient location close to Carrickfergus town centre and excellent transport links, making it ideal for families or commuters. The property features three bedrooms and a practical layout, including a lounge and a 17'5 family room open to the dining area, both with solid wood flooring and fireplaces. Sliding patio doors lead to a conservatory, creating a useful connection to the low-maintenance rear patio garden.

The kitchen offers a range of high and low level units, with a lean-to utility room and downstairs WC providing added convenience. The family bathroom includes a separate shower cubicle, and the floored loft space with Velux roof light adds extra storage or potential for further use. A key highlight is the impressive 48'7 x 12'10 garage/workshop, which is ideal for those needing additional space for storage, hobbies, or an area for a potential business use. With double glazing, gas heating, a driveway with parking for three cars, and no ongoing chain, this well-located and well-equipped home also offers scope for future extension (subject to approvals). Early viewing is recommended.

New to the market... details and measurements to follow shortly

THINKING OF SELLING ?
ALL TYPES OF PROPERTIES
REQUIRED
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OBLIGATION VALUATION

UPS CARRICKFERGUS
T: 028 93365986
E: carrickfergus@ulsterpropertysales.



Directions



Floor Plan

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