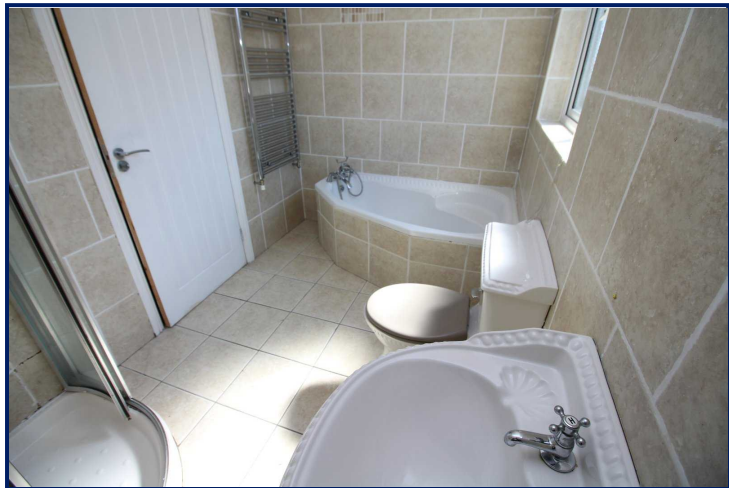


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



46 Edmonstone Avenue,
Ballycarry, BT38 9UA
**Offers in the region of:
£159,950**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

46 Edmonstone Avenue, Ballycarry

Description

Red brick semi detached property priced to allow for modernisation. Situated within a small cul-de-sac in a well regarded location. The spacious interior offers two reception rooms, kitchen with range of fitted units, four bedrooms and a white bathroom suite. Boasting an oil fired central heating system and double glazed windows. Externally there is a good rear garden and driveway parking. An internal viewing can be scheduled through Reeds Rains on 02893 35727.

Entrance Hall

Lounge

15'10" x 11'10" (4.83m x 3.6m)
Feature carved wood surround fireplace with cast iron inset and tiled hearth incorporating an open fire.

Kitchen

14'10" x 9'9" (4.52m x 2.97m)
Range of fitted high and low level units. Sink unit with drainer and mixer tap. Part tiled walls.

Dining Room

10'8" x 9'7" (3.25m x 2.92m)
PVC double glazed patio door to rear garden.

First Floor Landing

Bedroom 1

10'8" x 9'7" (3.25m x 2.92m)
Laminate wooden floor.

Bedroom 2

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

Bedroom 3

13'8" x 11'10" (4.17m x 3.6m)

Bedroom 4

8'11" x 7'9" (2.72m x 2.36m)

Bathroom

Four piece white suite comprising tiled corner bath with with telephone hand shower, separate shower cubicle with wall mounted shower, pedestal wash hand basin and low flush wc. Heated towel rail. Spotlights. Tiled floor.

Front Garden

Laid in lawn.

Rear Garden

Large rear garden laid in lawn.

Driveway Parking

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>

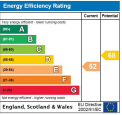
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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.



For full EPC please contact the branch.