



ULSTER PROPERTY SALES

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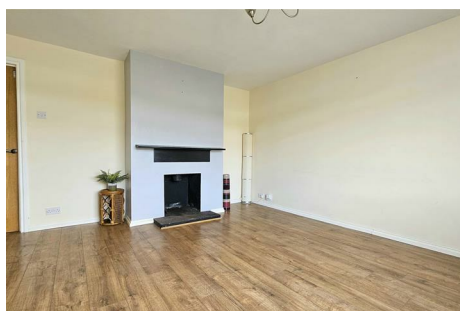
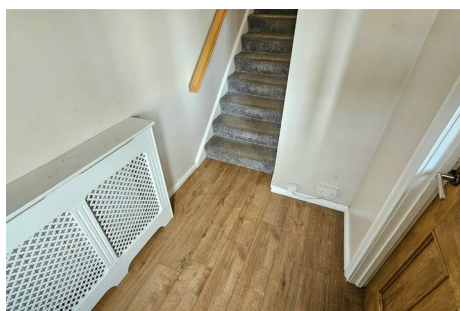
CARRICKFERGUS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



56 KNOCKLEIGH WALK

Greenisland BT38 8UX

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		
	57	70
Northern Ireland		EU Directive 2002/91/EC

Offers Around £109,950

56 Knockleigh Walk

, Greenisland, BT38 8UX



. This mid terrace house offers a practical living space that will appeal particularly to first-time buyers or those seeking a straightforward investment opportunity. Conveniently located with easy access to local transport links, the property is well placed for commuting and close to a range of everyday amenities. The accommodation includes three bedrooms, each with built-in wardrobes, while the lounge features a wood floor and a feature fireplace. The beech-style kitchen diner offers a functional layout, and the bathroom is fitted with a white suite. Benefits include double glazed windows in uPVC frames and an oil-fired central heating system, . Outside, the rear garden is fully enclosed and boasts a southerly aspect, while the front enjoys an open aspect overlooking a green space, giving a sense of openness. With no ongoing chain, this is a well-located, home that offers excellent value and convenience, and viewing is recommended

Entrance hall

Double glazed door, radiator, laminate wood floor, door to lounge.

Lounge

14'3" x 14'0" max (4.34 x 4.27 max)
Double glazed window to front aspect, radiator, laminate wood floor.

Kitchen

17'9" reducing to 14'0" x 10'2" (5.41 reducing to 4.27 x 3.10)
Double glazed window to rear aspect, range of Beech style high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, extractor fan, plumbed for washing machine, radiator.

Stairs and landing

Access to loft space, storage cupboard, doors to:

Bedroom one

10'11" x 10'1" (3.33 x 3.07)
Double glazed window to rear aspect, built-in wardrobe, radiator

Bedroom two

12'2" x 8'9" (3.71 x 2.67)
Double glazed window to front aspect, built-in wardrobe, radiator

Bedroom three

9'1" x 8'5" max (2.77 x 2.57 max)
Double glazed window to front aspect, built-in wardrobe, radiator.

Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and panel enclosed bath, radiator, part tiled walls, ceramic tiled floor.

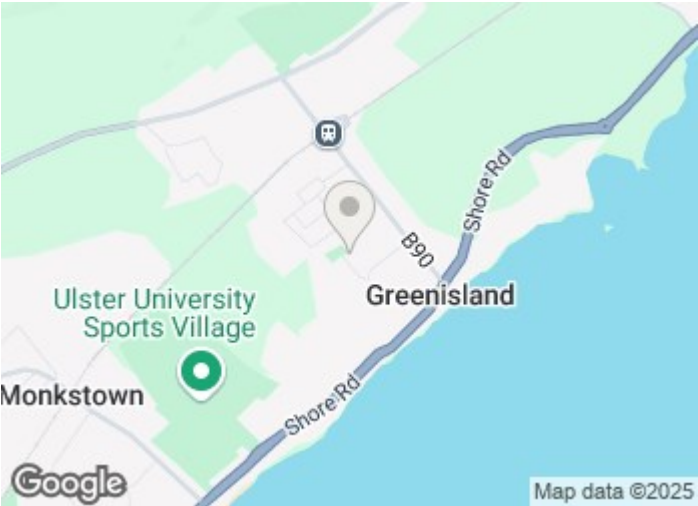
Gardens and grounds

At the rear there is an enclosed garden laid to patio incorporating concrete shed.

Floor Plan

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THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION
VALUATION

UPS CARRICKFERGUS
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Directions



Floor Plan

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