



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	53	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



41 Brackenridge, Carrickfergus,
BT38 8FW

**Offers in the region of:
£220,000**

 **Reeds Rains**

reedsrains.co.uk

41 Brackenridge, Carrickfergus

Spacious detached villa in a well regarded and sought after location. Positioned close to the A2 Shore Road to Belfast, Trooperslane Train station and a short walk to a picturesque promenade walk. Priced to allow for modernisation with no ongoing chain an internal viewing can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

PVC front door. Tiled floor.

Lounge

21'5" x 13'2" (6.53m x 4.01m)
Fire surround with stove inset (not tested).
Double doors.

Kitchen/Dining Area

21'2" x 12' (6.45m x 3.66m)
Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. PVC double glazed French doors to rear garden.

Utility Room

Fitted units. Tiled floor.

Family Room

11'11" x 3.15, (3.63m x 3.15,)

Dining Room

11'5" x 9'8" (3.48m x 2.95m)

First Floor Landing

Master Bedroom

18'3" x 10'11" (5.56m x 3.33m)

En-Suite Shower Room

Bath, shower cubicle, and wc. Tiled walls and floor.

Bedroom 2

10'10" x 9'9" (3.3m x 2.97m)

Bedroom 3

15'1" x 9'7" (4.6m x 2.92m)

Bedroom 4

11'7" x 9'9" (3.53m x 2.97m)

Bathroom

White suite comprising corner bath and wc.
Tiled floor.

Front Garden

Laid in lawn.

Rear Garden

Enclosed rear garden laid in lawn.

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/c> 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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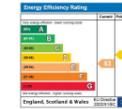
All Measurements are Approximate.

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.