

## **28 THOMAS STREET**

### **CARRICKFERGUS, BT38 8AL**



**Fergus Properties are delighted to offer to the open market number 28 Thomas Street, Carrickfergus.**

**This Mid Terraced House situated in Thomas Street is in close proximity to the local Integrated Primary School and within walking distance to Public Transport and the Town Centre.**

**The property consists of Reception, Kitchen, ground floor extension with wet room, first floor leading to two bedrooms and bathroom. Outside the property is low maintenance with the rear garden in concrete and the front garden paved.**

**THIS IS AN IDEAL FIRST TIME BUYER PROPERTY OR A BUY TO LET PROPERTY**

**PRICE: OFFERS AROUND £80,000**

**NOTE: - These Particulars are given that they will not be construed as part of a contract conveyance or lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.**

**Fergus Properties is the  
longest Established  
Independent Estate  
Agents in Carrickfergus,  
established 1976.**

We pride ourselves on the exceptional level of customer service we provide to our Buyers, Sellers, Landlords and Tenants.

**028 93 362346**

www.carrickfergusproperties.co.uk  
email: office@fergus-properties.co.uk



- Mid Terraced House
- One Reception
- Kitchen
- Ground Floor extension housing a Wet Room
- First Floor Bathroom
- Two Bedrooms
- UPVC Double Glazed Windows and rear door
- Gas Heating
- Ideal First Time Buyers or Buy to Let property.

ACCOMMODATION

Wood door leading to

PORCH

With electric meter.

LOUNGE 13'06" x 11'02"

With feature fireplace and glass fronted fire with back boiler. Wood panel ceiling with recessed lighting. Radiator.

KITCHEN 10'00" x 10'11"

Range of high- and low-level units and ample worktops. Space for freestanding cooker, washing machine, tumble dryer and under counter fridge. Stainless steel sink unit with mixer tap.

EXTENSION

HALLWAY 4'10" x 7'01"

With radiator. Access to roof space of extension. UPVC Door leading to rear yard.

BATHROOM 8'00" x 7'00"

Includes a Disabled Shower cubicle with electric shower, wash hand basin and low flush W.C. Radiator. Fully tiled.

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[WWW.Carrickfergusproperties.co.uk](http://WWW.Carrickfergusproperties.co.uk)  
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or  
[Ferguspropertiescarrickfergus@gmail.com](mailto:Ferguspropertiescarrickfergus@gmail.com)



## STAIRS

Leading to First Floor.

BEDROOM ONE 10'0" x 10'03"

With radiator. Storage Cupboard housing Gas boiler for heating only. Overlooking rear.

BEDROOM TWO 11'02 x 7'04"

With radiator. Overlooking front of property.

BATHROOM 8'00" x 5'08"

With white suite comprising of Bathtub with shower fitted over, pedestal wash hand basin and low flush W.C. Radiator.

Hot-press cupboard with copper cylinder and Willis Heater.

## OUTSIDE

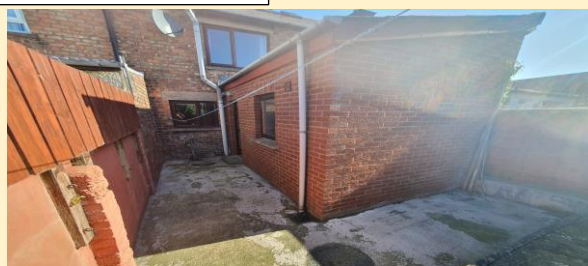
### FRONT GARDEN

Fully paved front garden enclosed by low wall.

### REAR GARDEN

Fully enclosed rear garden with a brick wall. Concrete ground for low maintenance. Outside water tap.

**THIS PROPERTY BOASTS FROM GAS HEATING AND UPVC DOUBLE GLAZED WINDOWS AND REAR DOOR.**



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**ico.**  
Information Commissioner's Office



**THIS PROPERTY IS AN IDEAL  
FIRST TIME BUYER HOME  
OR  
BUY TO LET PROPERTY**

**PROPERTY RATES (approx.) - £620.22**

**Tenure - LEASEHOLD**



**EPC Assessments**

**WE CAN CARRY OUT AN EPC ASSESSMENT IF YOU ARE  
SELLING OR RENTING YOUR PROPERTY.**

**PROPERTIES**  
**fergus**

*Established*

*1976*

**FREE VALUATIONS**

**with no upfront fees.**

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