



**12 SALIA AVENUE**  
Carrickfergus BT38 8NG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £119,950**

# 12 Salia Avenue

, Carrickfergus, BT38 8NG



This mid terrace property offers a practical and well-kept home that would be ideal for first-time buyers or investors, with a convenient location close to local shops, schools, and public transport, making daily travel and access to amenities straightforward.

The house includes three good-sized bedrooms, all with built-in wardrobes, providing useful storage. The lounge measures 14'4 x 14'2 and features wood flooring, while the 17'4 x 10'2 kitchen diner

is fitted with walnut shaker-style units, offering a functional and spacious area for both cooking and dining. The shower room has a modern white suite with a chrome heated towel rail.

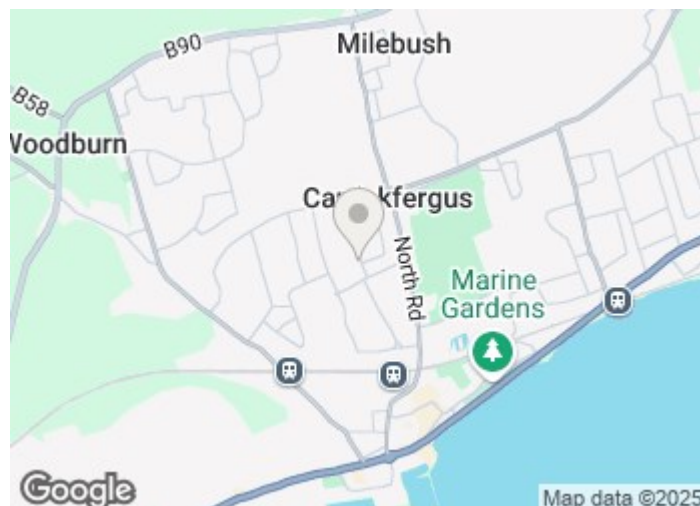
Recently redecorated throughout, including new carpets on the stairs and first floor, the property is ready to move into. Additional features include double glazed windows in PVC frames, a gas heating system, and an enclosed rear garden with a westerly aspect.

With no ongoing chain, this is a straightforward and well-located home that is ready for immediate viewing.

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

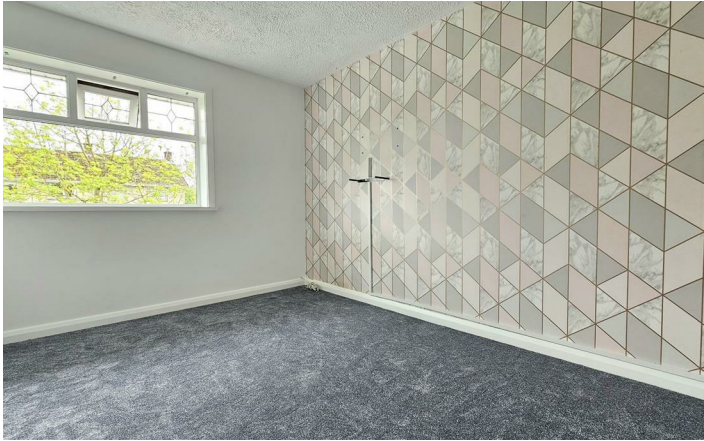
THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES  
REQUIRED  
CALL US FOR A FREE NO  
OBLIGATION VALUATION

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

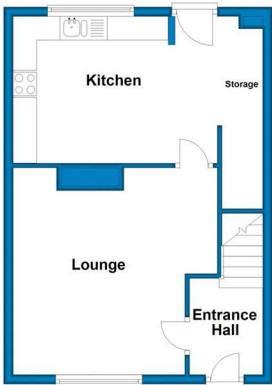


## Directions

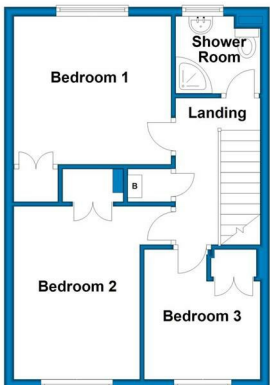




Ground Floor



First Floor



Ground Floor



First Floor



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

