



106 Salia Avenue, Carrickfergus, BT38 8NE

- End Terrace Property
- Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; White Suite
- Low Maintenance Gardens; Driveway
- Ideal First Time Buy; Buy To Let Investment

Offers Over £109,950

EPC Rating D



106 Salia Avenue, Carrickfergus



106 Salia Avenue, Carrickfergus, BT38 8NE



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Glass panelled, hardwood front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 14'4" x 14'2" (wps)

Focal point fireplace. Picture window to front elevation. Wood laminate floor covering. Glass panelled door leading to:



## **KITCHEN THROUGH DINING ROOM 17'5" x 10'2" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Access to open store. PVC double glazed door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to store with gas fired central heating boiler. Access to partially floored roof space via slingsby style ladder.

### **BEDROOM 1 10'11" x 10'3"**

Built in wardrobe. Wood laminate floor covering.

### **BEDROOM 2 12'2" x 10'11"**

Built in wardrobe. Wood laminate floor covering.

### **BEDROOM 3 9'3" x 8'5" (wps)**

Wood laminate floor covering.

### **FULLY TILED BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and curved glass shower screen over bath.

### **EXTERNAL**

Low maintenance front garden finished in paved patio area, decorative stone and range of shrubs.

Tiled entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden finished in concrete.

Double gates allowing vehicular access/private driveway area.

Outside tap.

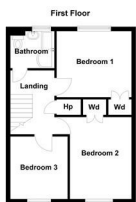
External lighting.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**Immaculately presented, three bedroom, end terrace property, conveniently situated off North Road, Carrickfergus.**

**The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, and fully tiled bathroom, with white, three piece suite.**

**Externally, the property enjoys low maintenance gardens front and rear, with double gates allowing private driveway area to rear too.**


**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



## 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>68</b>	<b>70</b>
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

**Telegraph**  
**PROPERTY AWARDS 2018**  
in partnership with

**Telegraph**  
**PROPERTY AWARDS 2019**  
in partnership with

**Shortlisted**  
**TheNegotiator Awards 2018**

**Shortlisted**  
**TheNegotiator Awards 2019**

**THE INVESTORS IN PEOPLE**  
**AWARDS 2019**  
Finalist

**TheNegotiator**  
**Regional Agency of the Year Northern Ireland**  
**GOLD**

**WE ARE MACMILLAN.**  
CANCER SUPPORT