



VICTORIA STREET, CARRICKFERGUS OFFERS OVER £99,950

SSTC

Now this is an excellent property - priced to encourage viewing. FOUR bedrooms in Carrick Town Centre one minute to Train Station. Note this property is currently tenanted so ideal for investment opportunity.

Well presented Three storey Mid Terrace
Two Reception Rooms
Great Kitchen
Four bedrooms
Family Bathroom
Lovely enclosed outdoor space
PVC Double Glazing
Gas Heating
Well maintained Town centre property
On same street as Train Station entrance
Minutes to Town shops and all local amenities
NOT TO BE MISSED

Entrance hall

White PVC door. Wood effect flooring

Living room

w: 3.22m x l: 3.03m (w: 10' 7" x l: 9' 11")

Good bright room to the front of the house with extra ceiling height. Wall mounted electric fire.

Living room

w: 3.33m x l: 3.06m (w: 10' 11" x l: 10')

Second reception room. Currently presented as dining / snug. Fireplace hearth and surround (fire opening currently closed). Opens onto

Kitchen

Excellent range of high and low level units and plenty of work top space. Breakfast bar. Space for cooker and other appliances. Door to rear garden.

FIRST FLOOR:

Bedroom 1

w: 4.29m x l: 3.23m (w: 14' 1" x l: 10' 7")

Bedroom 2

w: 3.34m x l: 2.57m (w: 10' 11" x l: 8' 5")

Bathroom

w: 2.29m x l: 1.87m (w: 7' 6" x l: 6' 2")

SECOND FLOOR:

Bedroom 3

w: 3.91m x l: 3.2m (w: 12' 10" x l: 10' 6")

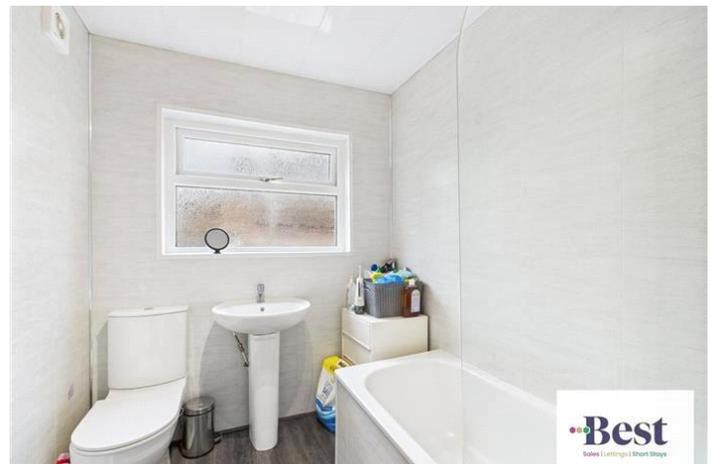
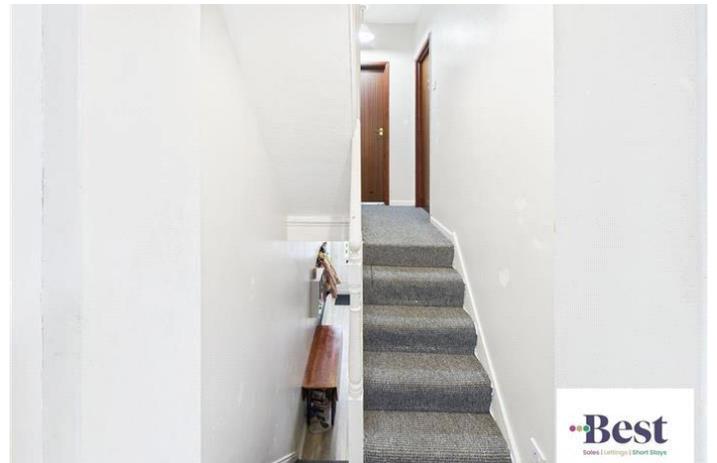
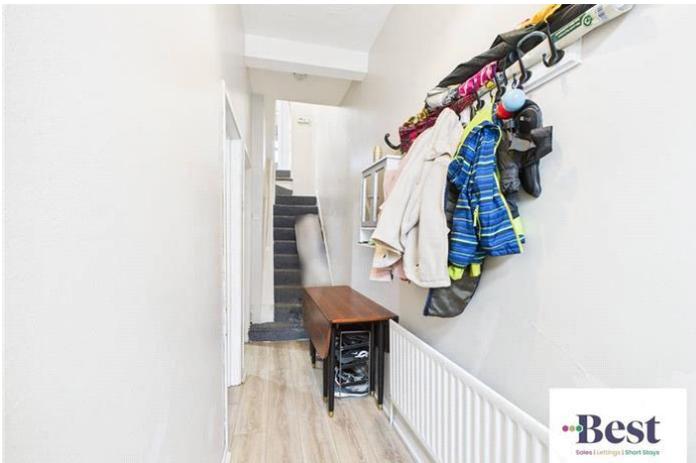
Bedroom 4

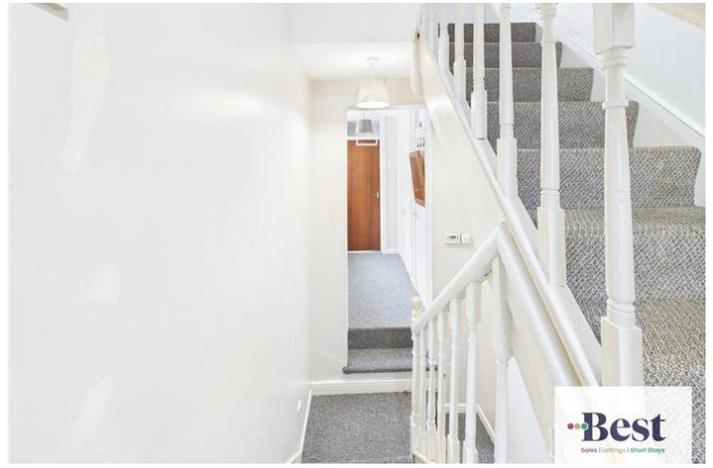
w: 2.38m x l: 2.21m (w: 7' 10" x l: 7' 3")

Outside

Enclosed and private rear yard area with artificial grass. Perfect for sitting out / catching up. Tall walls give it a walled garden feeling

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.