



## 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")

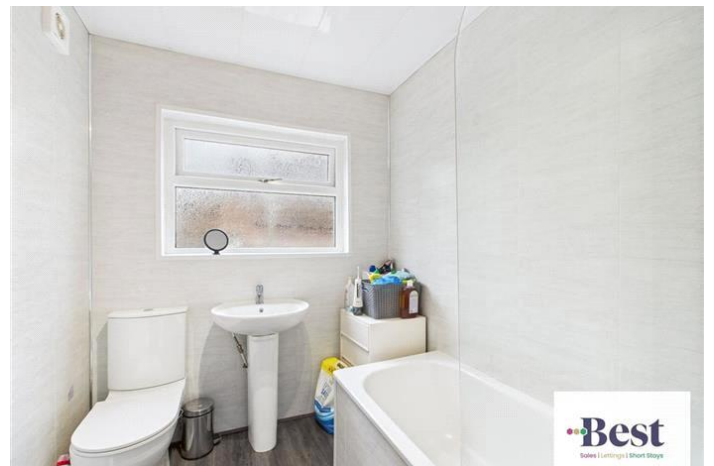
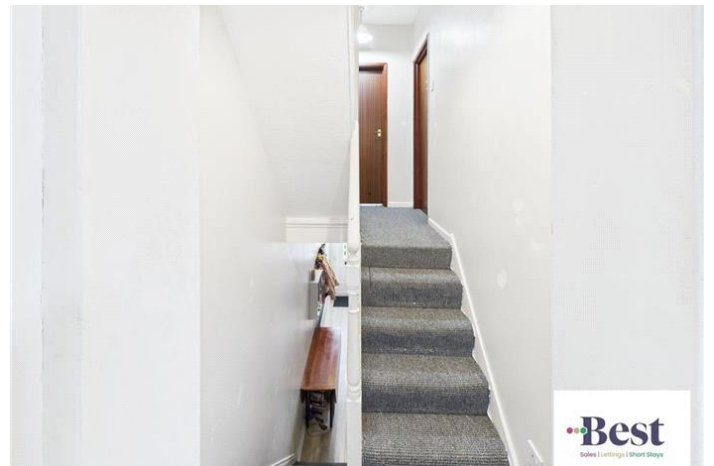
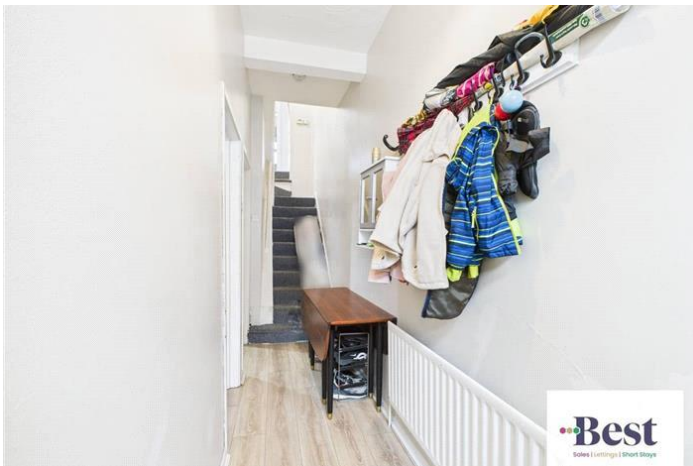
##### **Bedroom 4**

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

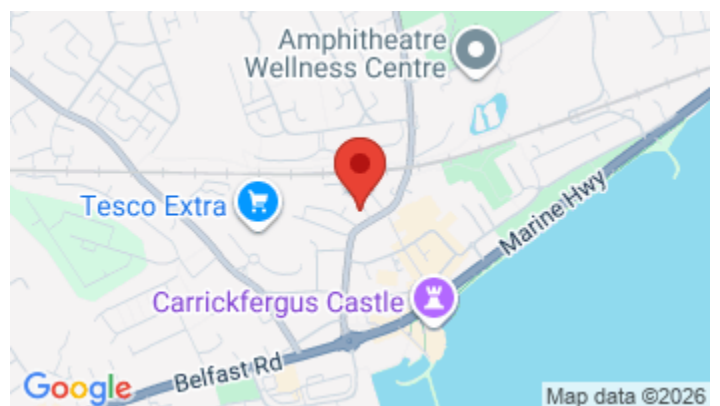
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(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>Northern Ireland</b>	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.