

## **19 QUEEN STREET**

***Carrickfergus, BT38 8AP***



**Fergus Properties wish to offer to the open market number 19 Queen Street, Carrickfergus,**

**This Mid-Terraced three storey house consists of a large lounge/diner, kitchen, four bedrooms and bathroom long with a large garden to the rear.**

**The property has UPVC Double Glazed windows and doors and Oil Fired Central Heating.**

**The property is situated in the heart of Carrickfergus and within walking distance of the town centre, bus and railway stations and local integrated primary school.**

**This is an Ideal Investment Opportunity.**

**PRICE: OFFERS AROUND £84,950**

**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 THREE STOREY HOUSE
- LARGE LOUNGE/DINER
- KITCHEN
- FOUR BEDROOMS
- BATHROOM WITH BATHTUB
- UPVC DOUBLE GLAZED WINDOWS AND DOORS
- OIL FIRED CENTRAL HEATING
- LARGE GARDEN TO REAR
- IDEAL INVESTMENT OPPORTUNITY

## ACCOMMODATION

UPVC door leading to

### HALLWAY

With laminate wood flooring, electric meter access.

### LOUNGE/DINER 21'6" x 10'9"

With feature fireplace and open fire inset. Large double radiator. Windows to both aspects.

### KITCHEN 10'9" x 6'2"

With a range of high and low level units with ample worktops. Built in electric hob and oven. Stainless steel sink unit with mixer tap. Space for under counter fridge, and washing machine. Part tiled walls and tiled floor.

### STAIRS

Leading to First Floor

### BATHROOM 7'6" x 6'5"

With bathtub and mixer tap and shower attachment. Low flush W.C., and pedestal wash hand basin.

### HOTPRESS CUPBOARD

With Copper cylinder with foam jacket and willis immersion heater.

### BEDROOM ONE 11'2" x 8'3"

Radiator. Emergency escape window. Overlooking rear of property.

### BEDROOM TWO 9'11" x 13'6"

With radiator. Twin windows. Overlooking front of property.

[WWW.Carrickfergusproperties.co.uk](http://WWW.Carrickfergusproperties.co.uk)  
email – [Office@Fergus-properties.co.uk](mailto:Office@Fergus-properties.co.uk)  
or  
[Ferguspropertiescarrickfergus@gmail.com](mailto:Ferguspropertiescarrickfergus@gmail.com)



## STAIRS

Leading to Second Floor

**BEDROOM THREE 11'2" x 8'3"**

With radiator. Sloped ceiling. Velux Window.

**BEDROOM FOUR 10'0" x 13'7"**

With radiator. Sloped ceiling. Velux Window.

## OUTSIDE

### REAR YARD

Concreted yard with oil tank and outside tap.

### BOILER HOUSE

Housing Oil fired boiler.

### GARDEN AREA

Outside the walled yard a right of way and further garden area of approximately 93ft x 13ft is also included.

**THE PROPERTY BOASTS FROM OIL FIRED CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS AND DOORS AND ALSO A LARGE GARDEN TO THE REAR.**

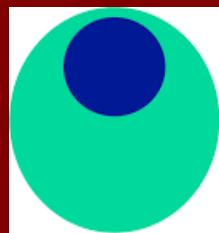
**THIS PROPERTY IS AN IDEAL INVESTMENT OPPORTUNITY.**



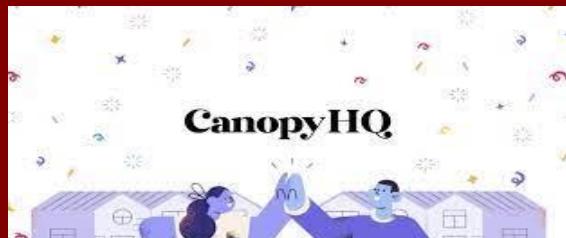
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Information Commissioner's Office



**TENANCY  
DEPOSIT  
SCHEME**  
NORTHERN IRELAND



**PROPERTY RATES (approx.) - £702.00**

**Tenure - LEASEHOLD**



**EPC Assessments**

# PROPERTIES fergus

*Established*

*1976*

## **FREE VALUATIONS**

**with no upfront fees.**

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