

7 Marlborough Manor, Carrickfergus, BT38 7FA



- Superb Semi Detached
- 3 Bedrooms/ 1+ Reception
- Luxurious Shaker Kitchen
- Deluxe Modern Family Bathroom
- Highly Regarded Development
- Modern En Suite Shower Room
- Extensive Private Garden To Rear
- PVC Double Glazed Windows/ Thermostatically Controlled Gas Fired Central Heating
- Brick Pavior Driveway
- Furnished Ground Floor Cloakroom

PRICE Offers Around £169,950

Beautifully presented this superb semi detached enjoys a high internal specification throughout boasting a luxurious shaker kitchen, master bedrooms with en suite plus an extensive private rear garden positioned within a cul de sac of modern family homes. An early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door with double glazed side screens into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

Composite door. Alarm system. Tiled floor extending into kitchen, utility and cloakroom.

GROUND FLOOR CLOAKROOM

Comprising semi pedestal wash hand basin and button flush w.c.

LOUNGE 15'10" x 11'6"

Dual window aspect. Attractive contemporary floating gas fire stove.

LUXURIOUS SHAKER KITCHEN 12'9" x 11'0"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Under unit lighting. One and half bowl stainless steel sink unit with mixer taps. Integrated oven with 4 ring gas hob and overhead extractor fan housed in canopy and stainless steel splashback. Integrated dishwasher and fridge/ freezer. Twin French PVC doors to garden.

UTILITY ROOM 6'5" x 6'4"

Plumbed for washing machine. PVC door to garden.

FIRST FLOOR

LANDING

Airing cupboard. Access to floored roof space.

BEDROOM 1 14'0" x 11'4"

Partial Lough views extending towards Co Down Coastline.

MODERN EN SUITE

Comprising button flush w.c, semi pedestal wash hand basin and large walk in shower enclosure.

BEDROOM 2 11'1" x 10'6"

BEDROOM 3 10'6" x 8'0"

Partial Lough views extending towards Co Down Coastline.

DELUXE MODERN FAMILY BATHROOM

Comprising semi pedestal wash hand basin, panelled bath with overhead shower and fixed shower screen and button flush w.c. Tiled floor.

OUTSIDE

Neat well maintained garden to front in lawn.

Large brick paved driveway to side and front with parking for a variety of vehicles.

Extensive private garden to rear in lawn screened by perimeter fence with paved patio area.

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	

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