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# 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.

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#### **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**

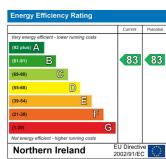
Neat well maintained garden to front in lawn.

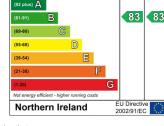
Large brick paved driveway to side and front with parking for a variety of vehicles.

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.





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