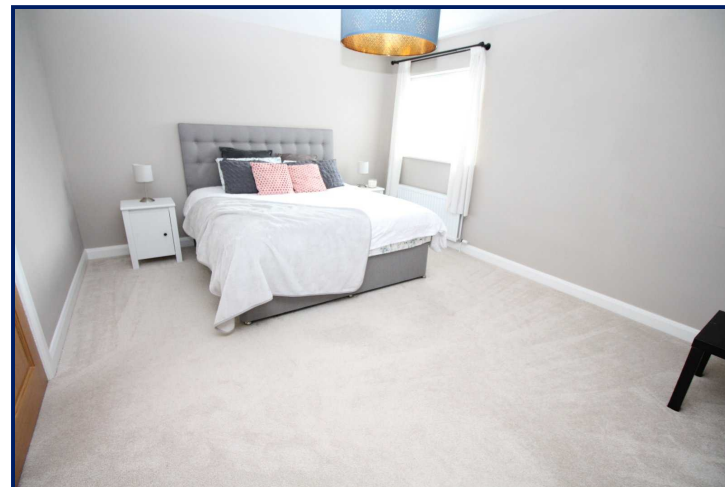
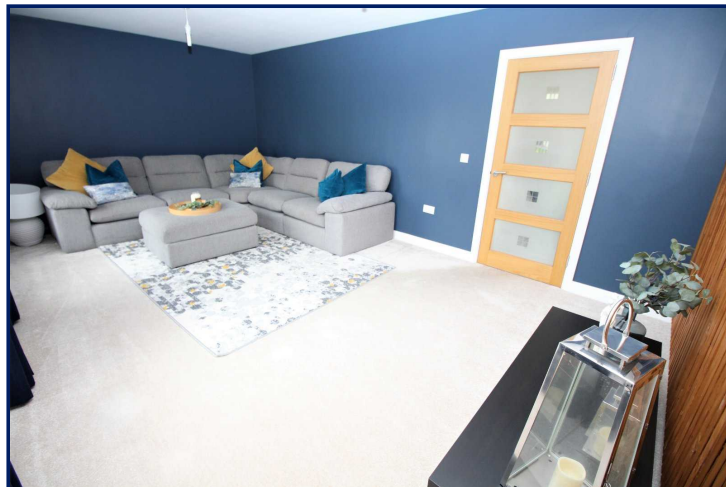




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 Highgrove Green, Carrickfergus

Offers in excess of: £249,950

reedsrains.co.uk

1 Highgrove Green, Carrickfergus, BT38

Offers in excess of: £249,950

Description

Red brick detached property offering spacious well planned living accommodation. Situated within the sought after Highgrove Development with a modern internal finish coupled with a superb corner site, an internal viewing comes recommended. The internal accommodation offers lounge, contemporary fitted kitchen/dining area including range of fitted appliances through to spacious sun lounge, three well proportioned bedrooms - master bedroom with en-suite and a superb white bathroom suite. The third floor has potential for conversion with plumbing and electric installed. Boasting a gas fired central heating system, double glazed windows and driveway parking. All in all this is an ideal family home that must be viewed to be appreciated.

Entrance Hall

Tiled floor.

Cloakroom/WC

WC and sink unit. Tiled floor. Splashback tiling.

Lounge

19'6" x 11'9" (5.94m x 3.58m)

Open Plan Kitchen/Dining Area

15' x 12'3" (4.57m x 3.73m)
Modern range of fitted high and low level units. built in hob and oven. Integrated fridge/freezer and dishwasher. Extractor fan. One and a half bowl sink unit with mixer tap. Spotlights. Tiled floor. Open through to:

Sun Lounge

17' x 10'5" (5.18m x 3.18m)

Feature gas fire. Tiled floor. PVC double glazed French doors to rear.

First Floor Landing

Built in storage cupboard.

Master Bedroom

15'7" x 12'1" (4.75m x 3.68m)

En-Suite Shower Room

White suite comprising shower cubicle with rain head shower and shower attachment, wash hand basin and low flush wc. Heated towel rail. Tiled walls and floor.

Bedroom 2

11'9" x 9'7" (3.58m x 2.92m)

Bedroom 3

11'9" x 9'4" (3.58m x 2.84m)

Bathroom

Superb white suite comprising panelled bath with wall mounted thermostatically controlled shower, wash hand basin and low flush wc. Tiled walls and floor. Heated towel rail.

Roofspace

Potential for conversion. Partially floored with electric and plumbing installed.

Corner Site

Situated on a corner site laid in lawn. Enclosed rear garden with paved patio area.

Driveway Parking

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16

Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

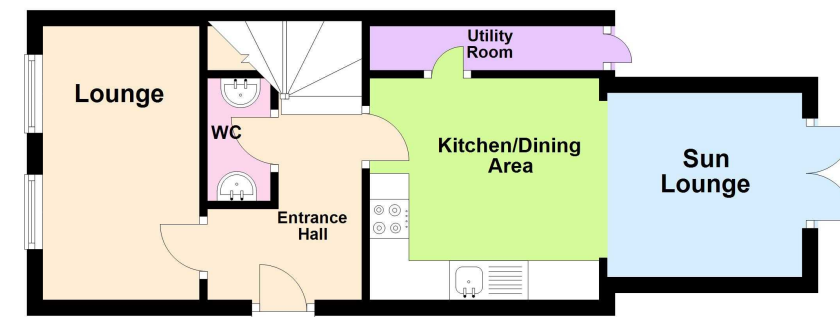
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

F

For full EPC please contact the branch.

Ground Floor



First Floor

