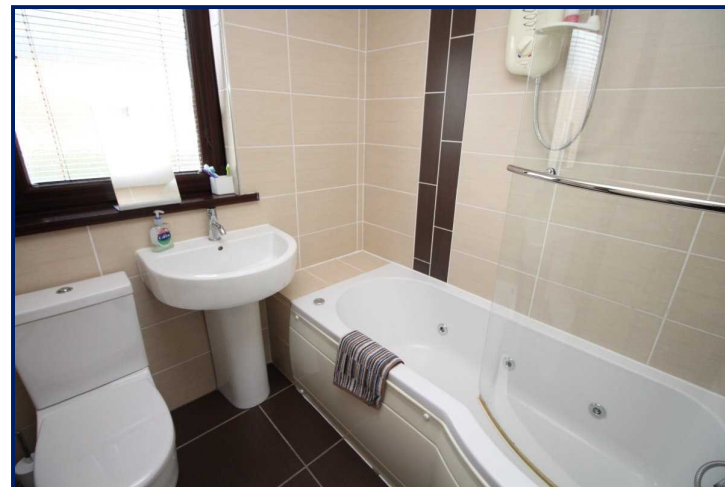



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



18 Brook Avenue, Carrickfergus,
BT38 7TE

Offers Over: £173,950

 **Reeds Rains**

reedsrains.co.uk

Brook Avenue, Carrickfergus, County Antrim

DESCRIPTION

An ideal home for both the first time buyer and young family alike the internal accommodation offers lounge through to dining area, excellent fitted kitchen, utility room, four bedrooms, a white bathroom suite and integral garage. Benefiting from an oil fired central heating system, PVC double glazed windows and fascia boards. An internal viewing appointment comes highly recommended.

Entrance Hall

Laminate wooden floor.

Cloakroom

WC and wash hand basin.

Lounge

15'11" x 13'2" (4.85m x 4.01m)

Feature fireplace with gas fire inset. Laminate wooden floor. Open through to:

Dining Area

9'9" x 8'6" (2.97m x 2.6m)

Laminate wooden floor.

Kitchen

10'11" x 8'1" (3.33m x 2.46m)

Excellent range of fitted high and low level units with composite stone work surfaces. Built in hob and oven. Integrated dishwasher. One and a half bowl sink unit with mixer tap. Tiled floor.

Utility Room

9'8" x 8'11" (2.95m x 2.72m)

Excellent range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor.

First Floor Landing

Bedroom 1

13'9" x 9'2" (4.2m x 2.8m)

Laminate wooden floor.

Bedroom 2

10'6" x 10'5" (3.2m x 3.18m)

Laminate wooden floor.

Bedroom 3

9'11" x 9'1" (3.02m x 2.77m)

Laminate wooden floor.

Bedroom 4

10'6" x 6'4" (3.2m x 1.93m)

Laminate wooden floor.

Bathroom

White suite comprising bath mixer tap shower attachment and wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Tiled walls and floor. Heated towel rail.

Integral Garage

13'9" x 9'8" (4.2m x 2.95m)

Roller door. Light and power.

Front Garden

Laid in lawn.

Rear Garden

Enclosed rear garden with paved patio area. Water tap and security lighting.

Driveway Parking

Parking for two cars. Security light.

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 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.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.