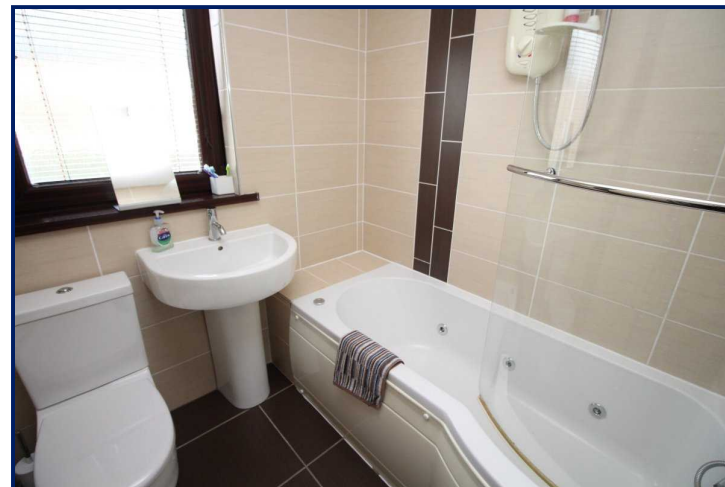



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



18 Brook Avenue, Carrickfergus,
BT38 7TE

Offers Over: £173,950

 **Reeds Rains**

reedsrains.co.uk

Brook Avenue, Carrickfergus, County Antrim

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.

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: **The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>**

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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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.