

## 77 WOODBURN ROAD CARRICKFERGUS BT38 8PS



Red brick Semi detached house  
Accommodation over three storeys  
Four Bedrooms  
En-suite shower rooms off bedrooms one and two  
Walk in wardrobe in bedroom two  
Family bathroom, downstairs Wc, & utility room  
Spacious lounge with feature fireplace  
Kitchen boasting Oak units and built in appliances  
Double doors from Kitchen to sun room  
13'8 x 10'6 sun room with double doors to side garden  
Double glazing and gas heating system  
Excellent family accommodation  
Well presented throughout  
Approximately 1.5 miles from Carrickfergus town centre  
Convenient to all amenities, viewing recommended  
No ongoing chain

### Offers Around £202,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(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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PRS Property Redress Scheme

OFT Approved code



**Entrance Hall**

Radiator, ceramic tiled floor, doors to



**WC**

White suite comprising low flush WC, pedestal sink, ceramic tiled floor



**Lounge**

17'7 x 10'9

Double glazed window to front and side aspect, fireplace with wood surround, radiator, laminate wooden floor



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**REF: 17620802**





### **Kitchen**

13'4 x 10'9

Double glazed window to side aspect, double doors to sun room, excellent range of Oak shaker style units with contrasting worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in stainless steel double oven with stainless steel chimney style extractor over, integrated dishwasher, radiator, ceramic tiled floor

### **Utility Room**

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, ceramic tiled floor



### **Sunroom**

12'8 x 10'6

Double glazed window to rear and side aspect, double doors to rear garden, radiator, ceramic tiled floor

### **First Floor Landing**

Doors to



### **Bedroom One**

15'0 x 10'9

Double glazed window to front aspect, radiator, laminate wooden floor, door to ensuite



**En-suite**

Double glazed window to side aspect, white suite comprising low flush WC, pedestal sink and shower cubicle, radiator



**Bedroom Three**

10'11 x 10'1

Double glazed window to rear aspect, radiator, laminate wooden floor

**Bedroom Four/Box room**

7'0 x 5'9

Double glazed window to front aspect, radiator



**Bathroom**

Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink and panel enclosed bath, radiator

**Second Floor Landing**

door to





**Bedroom Two**

17'1 x 9'9

Double glazed window to rear aspect, velux window to front aspect, radiator, laminate wooden floor, door to



**En-suite**

Velux window to rear aspect, white suite comprising low flush WC, washhand basin set on vanity unit, shower cubicle, radiator



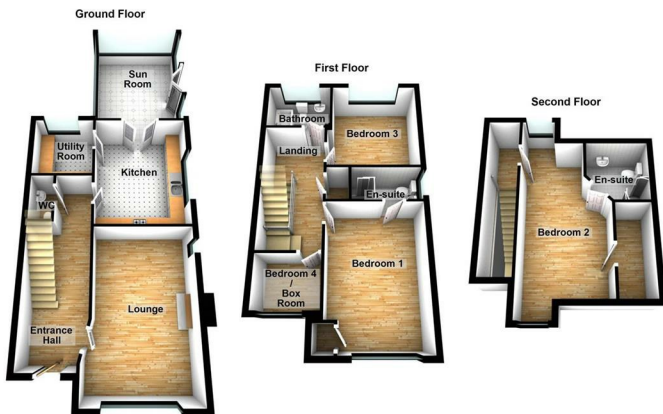
**Gardens and grounds**

At the rear and side there is a garden part laid to block paving, part decking

**Floorplans**



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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E:carrickfergus@ulsterpropertysales.co.uk

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