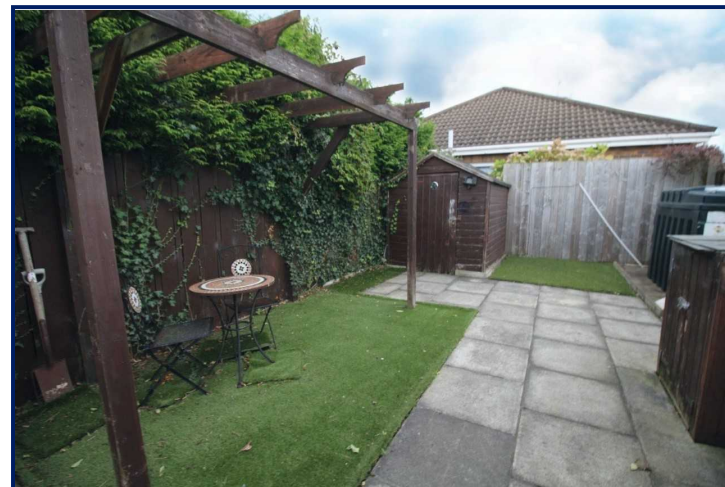


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



144 Larne Road, Carrickfergus,
BT38 7NL

Offers in the region of:
£159,950

 **Reeds Rains**

reedsrains.co.uk

144 Larne Road, Carrickfergus

Description

Detached bungalow situated in a most convenient location close to local bus route, shopping facilities and primary school. The internal layout offers spacious lounge, kitchen with range of fitted units, three bedrooms and bathroom. The property boasts an oil fired central heating system. Externally there is a well enclosed low maintenance rear garden. Internal viewing is through Reeds Rains on 02893 351727.

Entrance Porch

Lounge

15' x 11'9" (4.57m x 3.58m)

Laminate wooden floor. Access to bedroom 1.

Bedroom 1

11'3" x 11'2" (3.43m x 3.4m)

Range of fitted robes. Laminate wooden floor.

Bedroom 2

11'2" x 8'9" (3.4m x 2.67m)

Fitted robes.

Bedroom 3

11'7" x 10'6" (3.5m x 3.2m)

Fitted robes.

Inner Hall

Tiled floor.

Kitchen/Breakfast Area

10'8" x 8'6" (3.25m x 2.6m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls and tiled floor.

Bathroom

Panelled bath with wall mounted Redring electric shower, vanity unit and low flush wc. Part tiled walls and tiled floor.

Walled Front Garden

Enclosed Rear Garden

Low maintenance rear garden laid with imitation grass. Garden shed.

Driveay 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 Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

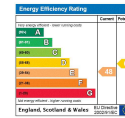
All Measurements are Approximate.

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.