

# 132 Knockleigh Drive, Carrickfergus, BT38 8UY



- End Terrace
- 4 Bedrooms
- 2 Bathrooms
- 2 Receptions
- Modern Beech Effect Fitted Kitchen
- Partial PVC Double Glazed Windows
- Oil Fired Central Heating
- Enclosed Garden To Rear

## PRICE Offers Around £99,950

*This spacious end terrace home comprises 4 bedrooms, 2 receptions, 2 bathrooms and a modern beech effect fitted kitchen. Positioned within walking distance to public transport and close proximity to local schools and shops. Perfect for a first time buyer or an investor looking for a home at a realistic price. Early viewing is recommended.*

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Antrim  
12 Church Street  
BT41 4BA  
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Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

**ACCOMMODATION****GROUND FLOOR**

PVC front door with double glazed inset into:

**ENTRANCE HALL**

Tiled floor

**FURNISHED CLOAKROOM**

Comprising low flush w.c and wash hand basin. Tiled floor

**LOUNGE 12'9" x 11'9"**

At widest point. Cast iron wood burning stove with granite hearth. Laminate flooring into:

**LIVING / DINING ROOM 11'1" x 9'2"**

Twin PVC double glazed front doors to rear garden.

**MODERN FITTED KITCHEN 18'8" x 10'2"**

At widest point. Equipped with a range of high and low level beech effect fitted units with contrasting worksurfaces. Glass display cabinet. With breakfast style return. One and a half bowl single drainer stainless steel sink unit with mono bloc tap. Integrated oven and 4 ring hob with overhead extractor fan. Part tiled walls and tiled floor. Low voltage lighting. Access to:

**REAR HALL / UTILITY AREA 2'11" x 4'7"**

Tiled floor. Plumbed for washing machine. Space for tumble dryer

**FIRST FLOOR**

Landing. Shelved storage cupboard Access to roof space.

**BEDROOM 1 10'5" x 10'2"**

Laminate flooring. Built in wardrobe and storage

**BEDROOM 2 11'5" x 9'2"**

Laminate flooring

**BEDROOM 3 11'5" x 7'2"**

Laminate flooring

**BEDROOM 4 11'9" x 11'5"**

Laminate flooring

**FAMILY BATHROOM**

Comprising button flush w.c, pedestal wash hand basin and panel bath with partially tiled walls in mosaic effect. PVC panelled ceiling

**OUTSIDE**

Garden to front with paved pathway to door. Screened by perimeter fence. Layby to front for parking.

Garden to rear screened by perimeter fence

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**

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