

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.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
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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