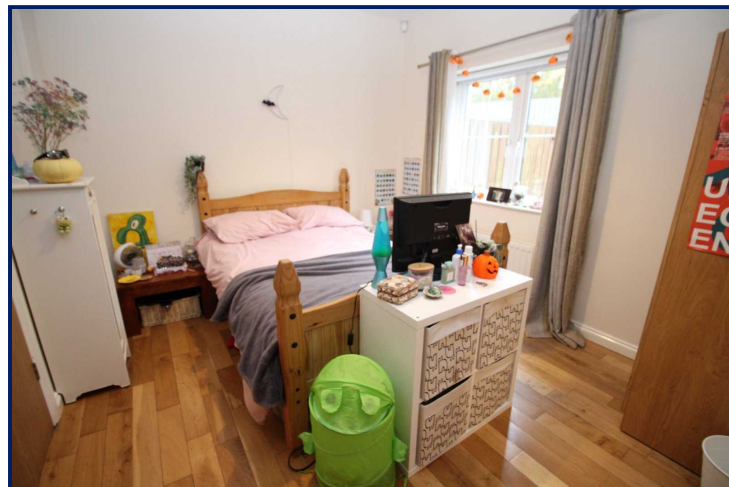




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



30 Old Shore Court, Carrickfergus,  
BT38 8WN

Offers in the region of:  
£184,950

 Reeds Rains

reedsrains.co.uk

## 30 Old Shore Court, Carrickfergus

### Description

Reeds Rains Carrickfergus in partnership with The Northern Ireland Property Auction - 028 9560 8380. Further information please access this link - [www.nipropertyauction.com](http://www.nipropertyauction.com). Viewing through Reeds Rains on 02893 351727.

Spacious townhouse offering excellent family accommodation with no ongoing chain. The well planned interior offers first floor lounge, fitted kitchen/dining area, four bedrooms - two master bedrooms with en-suites and a white bathroom suite. Benefiting from a gas fired central heating system, double glazed windows and integral garage. Externally there is a well enclosed rear garden. Situated in a prime location close to local train station and a short distance onto the A2 Shore Road to Belfast this home will appeal to a wide spectrum of buyers.

### Ground Floor Entrance Porch

Tiled floor. Glazed doors to:

### Entrance Hall

Wood strip floor. Access to garage.

### Master Bedroom

11'3" x 10'5" (3.43m x 3.18m)  
Wood strip floor.

### En-Suite Shower Room

White suite comprising shower cubicle with wall mounted shower, pedestal wash hand basin and low flush wc. Tiled floor.

### First Floor

#### Cloakroom/WC

WC and sink unit. Tiled walls and floor.

#### Lounge

19'1" x 15'11" (5.82m x 4.85m)  
Fireplace with pine surround and granite hearth.

### Kitchen/Dining Area

16' x 10'5" (4.88m x 3.18m)  
Range of fitted high and low level units. Stainless steel sink unit with mixer tap. Integrated four ring gas hob and electric oven. Extractor fan.

### Second Floor

Access to loftspace. Airing cupboard.

### Master Bedroom 2

16' x 15'3" (4.88m x 4.65m)

### En-Suite Shower Room

White suite comprising shower cubicle with wall mounted shower, sink unit and low flush wc. Tiled floor.

### Bedroom 3

10'5" x 7'10" (3.18m x 2.4m)

### Bedroom 4

10'6" x 7'8" (3.2m x 2.34m)

### Bathroom

White suite comprising panelled bath, sink unit and low flush wc. Tiled floor.

### Integral Garage

15'8" x 11'3" (4.78m x 3.43m)  
Up and over dor. Low level storage units. Stainless steel sink unit with drainer and mixer tap. Plumbed for washing machine.

### Rear Garden

Laid in lawn with decking and flowerbeds.

### Parking Area To The Front

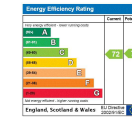
### Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00. In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold



For full EPC please contact the branch.

and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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All Measurements  
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

