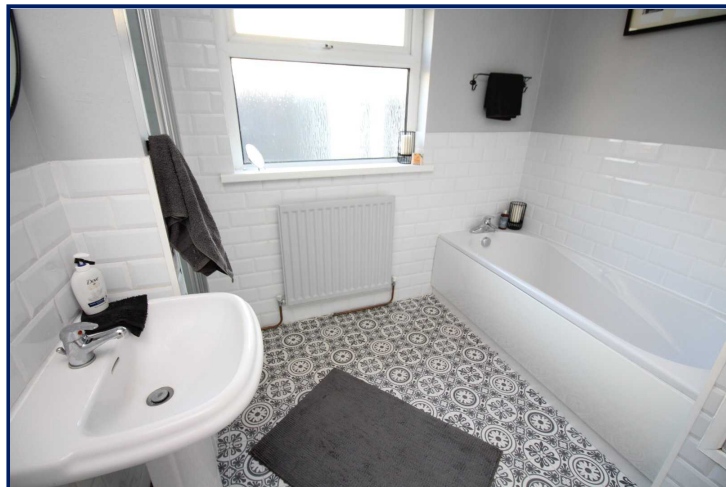


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	30	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



154 North Road, Carrickfergus,  
BT38 7QT

**Offers in the region of:  
£198,500**

 **Reeds Rains**

reedsrains.co.uk

# 154 North Road, Carrickfergus

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

## Description

Well presented detached bungalow in a well regarded location close to local shopping facilities and schooling. Ideally suited to both the young family and those wishing to downsize the internal accommodation offers two spacious reception rooms, fitted kitchen with French doors to rear garden, three bedrooms and a superb four piece white bathroom suite. Benefiting from a gas fired central heating system and double glazed windows. The bungalow also boasts an integral garage, a large well enclosed rear garden and excellent parking facilities to the front. An internal viewing comes highly recommended.

## Entrance Hall

PVC front door. Laminate wooden floor. Access to integral garage.

## Lounge

20'1" x 11' (6.12m x 3.35m)  
Feature wood burning stove. Laminate wooden floor.

## Dining Room/Family Area

19'5" x 12'1" (5.92m x 3.68m)  
Wood burning stove from lounge area. Laminate wooden floor. Spotlights.

## Kitchen

22'6" x 8'9" (6.86m x 2.67m)  
Modern range of fitted high and low level units. Sink unit. Plumbed for washing machine and dishwasher. Part tiled walls. Laminate wooden floor. PVC double glazed French doors to rear garden.

## Inner Hall

## Bedroom 1

11'5" x 9'6" (3.48m x 2.9m)  
Built in double robe with mirrored sliding doors.

## Bedroom 2

12'6" x 7'6" (3.8m x 2.29m)

## Bedroom 3

9'5" x 8' (2.87m x 2.44m)

## Bathroom

Superb four piece white suite comprising panelled bath, separate shower cubicle with rain head shower and shower attachment, pedestal wash hand basin and low flush wc. Par tiled walls.

## Integral Garage

15'5" x 8'6" (4.7m x 2.6m)  
Roller door. Light and power.

## Front Garden

Excellent parking area laid in tarmac. Variety of plants and shrubs.

## Rear Garden

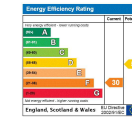
Well enclosed large rear garden laid in lawn and bordered with mature hedging.

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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.



For full EPC please contact the branch.