

1 GLENVIEW, NORTH ROAD CARRICKFERGUS BT38 7RP



Semi detached house
 Three bedrooms all with fitted wardrobes
 Lounge open plan to dining room with wood flooring
 White kitchen units incorporating built in oven and hob
 White bathroom suite with shower over bath
 Double glazed windows in upvc frames
 Gas heating system
 Detached garage and driveway
 Enclosed garden laid to patio and timber decking
 Convenient to Carrickfergus town centre
 Ideal as a first time buy
 Viewing recommended

Offers Around £139,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(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	



Entrance hall

Double glazed door, radiator, laminate wood flooring



Lounge

15'1" x 11'0"
Double glazed window to front aspect, radiator, laminate wood flooring, archway to dining room



Dining room

8'2" x 7'11"

Double glazed sliding patio doors to rear aspect, radiator, laminate wood flooring



Kitchen

8'11" x 8'1"

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and separate drainer with mixer tap over, built in oven and four ring hob with extractor fan over, plumbed for washing machine

Stairs and landing

Double glazed window to side aspect, laminate wood flooring, doors to....



Bedroom one

13'4" x 9'6"

Double glazed window to front aspect, built-in wardrobe, radiator, laminate wood flooring

Bedroom two

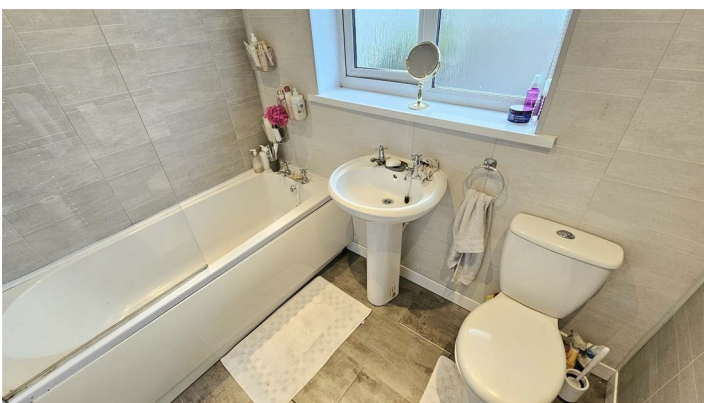
9'6" x 8'7"

Double glazed window to rear aspect, radiator, laminate wood flooring, built-in wardrobe

Bedroom three

7'7" x 6'6"

Double glazed window to front aspect, radiator, laminate wood flooring



Bathroom

Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink and panel enclosed bath with electric shower over, chrome towel rail



Garden and grounds

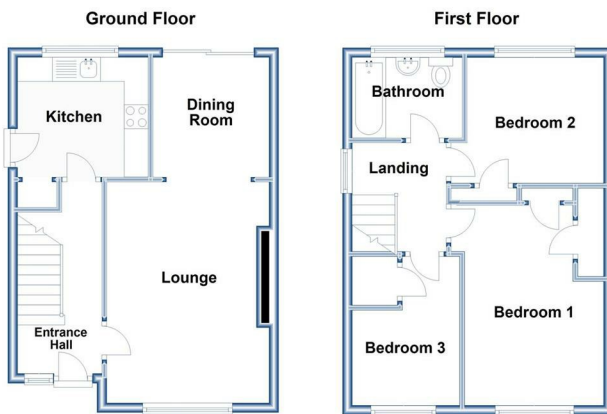
At the rear there is a garden part laid to hardstanding with timber decking and patio area, at the front there is a garden laid to stones

Garage

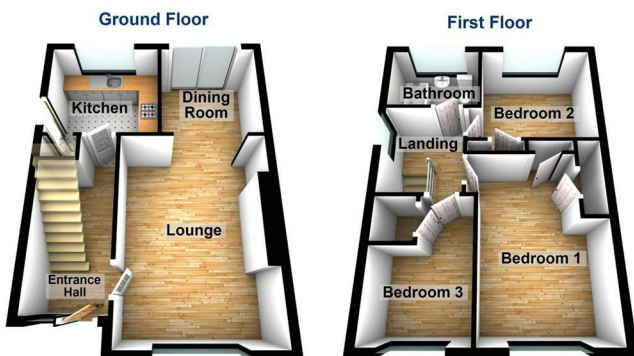
20'9" x 9'10"

Overhead storage, power and light (door currently sealed)

Floor plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 17875994

Thinking of Selling?

A hand is shown from the bottom, holding a small, detailed model of a modern house with a garage and a 'SOLD' sign that features the UPS logo. The house and sign are resting on a bed of white, fluffy clouds.

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E:carrickfergus@ulsterpropertysales.co.uk

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