



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



28 Brackenridge Close,
Carrickfergus, BT38 8FS

**Offers in the region of:
£179,950**

 **Reeds Rains**

reedsrains.co.uk

28 Brackenridge Close, Carrickfergus

Description

A beautifully presented semi detached property situated within a well regarded and sought after location. An ideal starter home with little to do but simply move in the accommodation offers lounge, modern fitted kitchen/dining area, three first floor bedrooms and a superb white bathroom suite. Enhanced further with an oil fired central heating system and double glazed windows. Externally there is a detached matching garage, driveway parking and enclosed rear garden. Situated close to local train station and with ease of access onto the A2 Shore Road we anticipate a high level of interest.

Entrance Hall

Tiled floor.

Lounge

14'7" x 12'4" (4.45m x 3.76m)

Feature wood surround fireplace with cast iron inset and hearth incorporating an open fire. Laminate wooden floor.

Kitchen/Dining Area

19'8" x 9'7" (6m x 2.92m)

Modern range of fitted high and low level units. Built in hob and oven. Oval sink unit with drainer. Extractor fan. Part tiled walls and tiled floor. PVC double glazed back door.

First Floor Landing

Bedroom 1

12'5" x 10'9" (3.78m x 3.28m)

Range of fitted robes with sliding doors. Laminate wooden floor.

Bedroom 2

12' x 9'7" (3.66m x 2.92m)

Bedroom 3

9'4" x 8'9" (2.84m x 2.67m)

Built in storage cupboard.

Bathroom

White suite comprising tiled bath with wall mounted Triton electric shower, pedestal wash hand basin and low flush wc. Tiled walls and floor. Towel rail.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Laid in lawn with paved patio area.

Detached Garage

18'7" x 12'1" (5.66m x 3.68m)

Roller door. Light and power.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

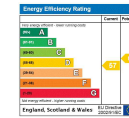
All Measurements are Approximate.

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

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



For full EPC please contact the branch.