

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



27 Brackenridge Close,
Carrickfergus, BT38 8FS

Offers Over: £154,950

 **Reeds Rains**

reedsrains.co.uk

27 Brackenridge Close, Carrickfergus

A red brick semi detached property situated in a cul-de-sac and priced to allow for modernisation. An ideal starter home the internal accommodation comprises lounge, spacious kitchen/dining area, three bedrooms and a bathroom. Benefiting from an oil fired central heating system and double glazed windows. Externally there is good driveway parking and a private well enclosed rear garden. An internal viewing can be scheduled with Reeds Rains on 02893 351727.

Entrance Hall

Tiled floor. Understair storage.

Lounge

14'8" x 12'4" (4.47m x 3.76m)

Carved surround fireplace with tiled inset and hearth incorporating an open fire. Laminate wooden floor.

Kitchen/Dining Area

19'5" x 9'7" (5.92m x 2.92m)

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Built in hob and oven (not tested). Tiled floor.

First Floor Landing

Bedroom 1

12'1" x 12'1" (3.68m x 3.68m)

Bedroom 2

12'1" x 9'6" (3.68m x 2.9m)

Bedroom 3

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

Built in storage cupboard.

Bathroom

White suite comprising bath with telephone hand shower, pedestal wash hand basin and low flush wc. Part tiled walls.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Driveway Parking

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.

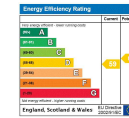
All Measurements are Approximate.

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.