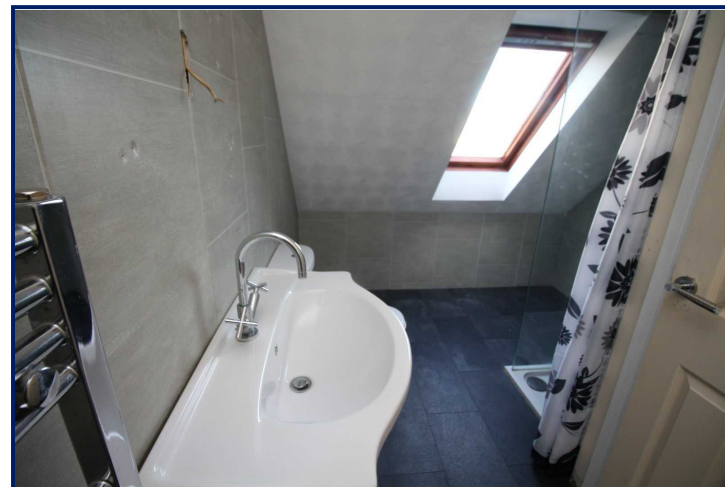
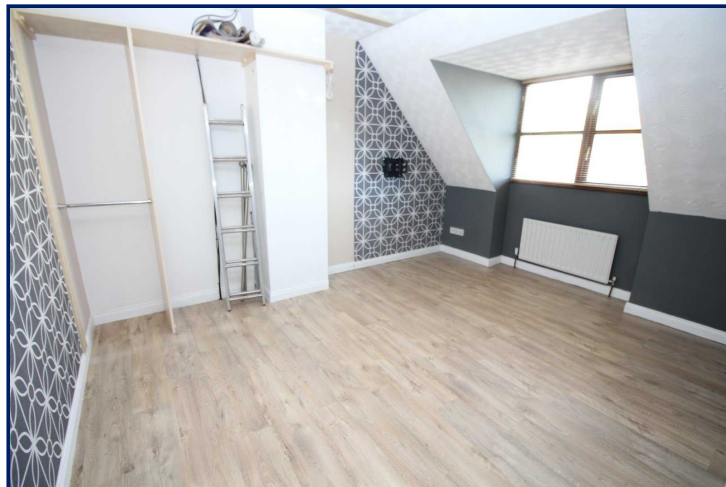




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	27	27
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



7A Collin Heights, Carrickfergus,  
BT38 8NU

**Asking Price: £160,000**

reedsrains.co.uk

## 7A Collin Heights, Carrickfergus

Semi detached villa situated within a cul-de-sac with no ongoing chain. The spacious interior offers lounge through to kitchen/dining, large conservatory, three bedrooms and a modern shower room. Externally there is a good sized rear garden, driveway parking and a detached workshop. With no ongoing chain an internal viewing can be arranged via Reeds Rains on 02893 351727.

### Entrance Hall

Tiled floor.

### Lounge

16'5" x 12'4" (5m x 3.76m)

Feature wood surround fireplace incorporating an open fire. Square arch to:

### Kitchen/Dining Area

18'7" x 10'7" (5.66m x 3.23m)

Range of fitted high and low level units. One and a half bowl sink unit with mixer tap.

Stainless steel splash back. Extractor fan.

Five ring gas cooker with double oven (not tested). Part tiled walls and tiled floor. Square arch to:

### Conservatory

9'8" x 8'9" (2.95m x 2.67m)

PVC double glazed French doors to rear garden. Tiled floor.

### First Floor Landing

#### Bedroom 1

13'6" x 10'5" (4.11m x 3.18m)

Laminate wooden floor.

#### Bedroom 2

10'6" x 10'7" (3.2m x 3.23m)

Laminate wooden floor.

#### Bedroom 3

7'8" x 7'2" (2.34m x 2.18m)

### Shower Room

Walk in shower area with shower attachment, vanity unit and low flush wc. Heated towel rail. Part wood panelled walls. Tiled floor.

### Parking Area To The Front

### Enclosed Rear Garden

### Detached Workshop

15'5" x 9'5" (4.7m x 2.87m)

Roller door.

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.