

26 MARINE PARADE CARRICKFERGUS BT38 9QP



Detached House

Accommodation over three floors

Lounge and separate dining room both with bay windows

Four / Five bedrooms

Kitchen with pine units and additional first floor kitchenette

Bathroom boasting white suite and feature stained glass window

Downstairs shower room, utility area and study

Oil fired heating system

Located on Whitehead's promenade seafront

Fifth bedroom / upstairs lounge with panoramic views across Belfast Lough and the Irish Sea

Convenient to train station

Stunning location with excellent coastal walks

Approximately four miles from Carrickfergus

Ideal investment property or project

Asking price reflects the need of updating

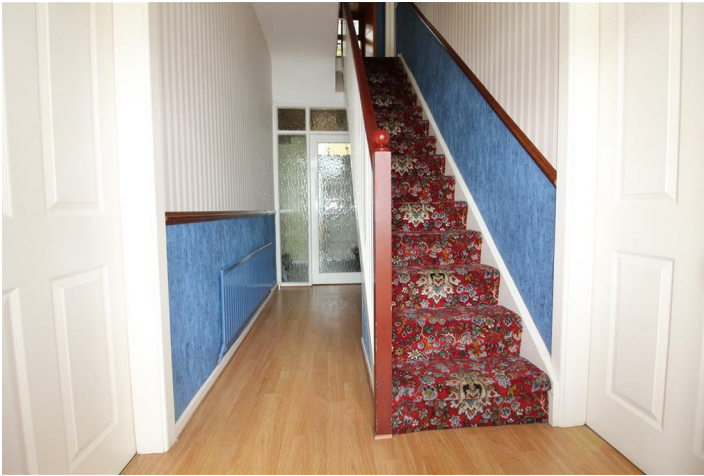
Viewing enquiries are invited from cash purchasers or with a 50% deposit

Offers Around £194,995

Tenure: Leasehold

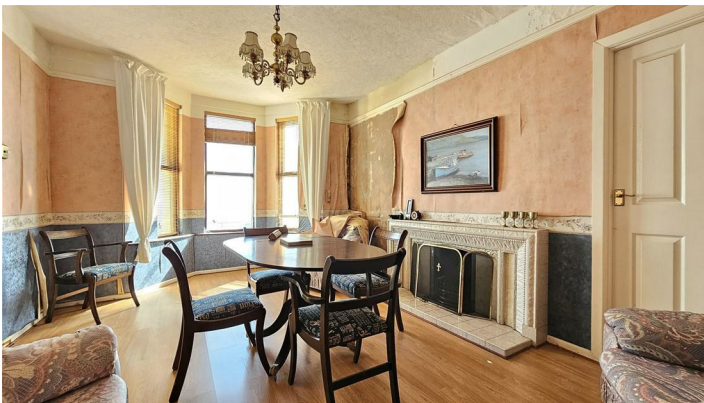
Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		15	40
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Entrance hall

Radiator, laminate wood floor, doors to



Lounge

15'5" x 11'5"

Double glazed bay window to front aspect, fireplace with tiled surround and hearth, radiator, laminate wood floor

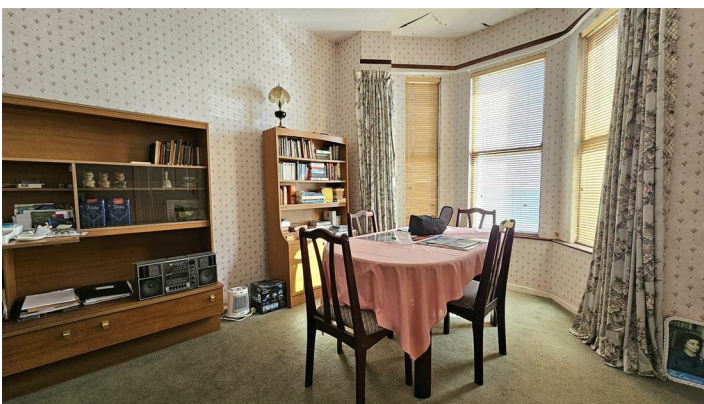
Side hall

Window to front aspect, door to side aspect

Study

6'4" x 5'8"

Radiator



Dining room

10'11" x 10'6"

Bay window to front aspect, double glazed window to to side aspect, radiator, serving hatch

Rear hall

11'2" x 5'6"

Window to rear aspect, radiator, ceramic tiled floor, doors to

Downstairs shower room

Window to rear aspect, low flush Wc, wash hand basin and shower cubicle, ceramic tiled floor



Kitchen

10'11" x 9'9"

Double glazed window to side aspect, window to rear aspect, range of high and low level units with part tiled wood edge work tops, 1.5 bowl stainless steel sink and drainer with mixer tap over, built in double oven and four ring gas hob, tiled floor

First floor landing

Window to front aspect, feature stained glass window to rear aspect, radiator, doors to



Kitchen/utility

11'5" x 8'1"

Window to side aspect, range of high and low level units, double stainless steel sink and drainer with mixer tap over, airing cupboard

First floor lounge

12'10" x 11'6"

Bay window to front aspect, feature fireplace, radiator, panoramic views across, Belfast lough and the Irish Sea





Bedroom one

11'5" x 10'1"

Bay window to front aspect, radiator



Bathroom

Feature stained glass window to rear aspect, white suite comprising low flush Wc, pedestal sink and enclosed bath with mixer taps over

Bedroom four

6'5" x 5'8"

Windows to front aspect, radiator

Stairs and landing

Velux window to front aspect, radiator, doors to



Bedroom two

14'6" x 11'6"

Velux window to front aspect, radiator



Bedroom three

14'8" x 11'5"

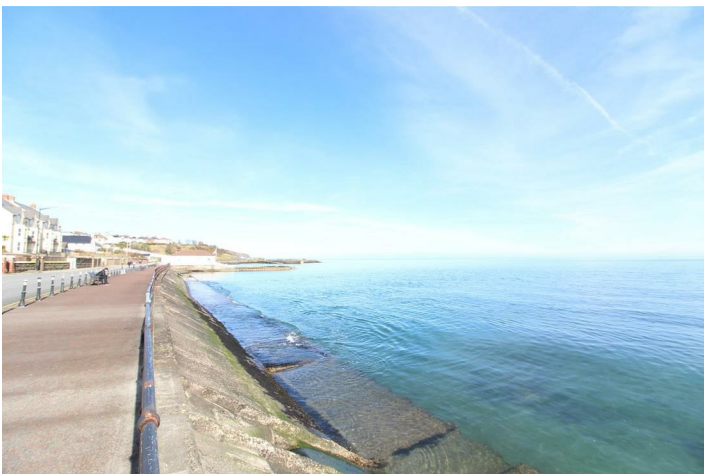
Velux window to front aspect, wash hand basin with vanity unit under, built in wardrobe, radiator

Outside rear yard

Built in store and small yard



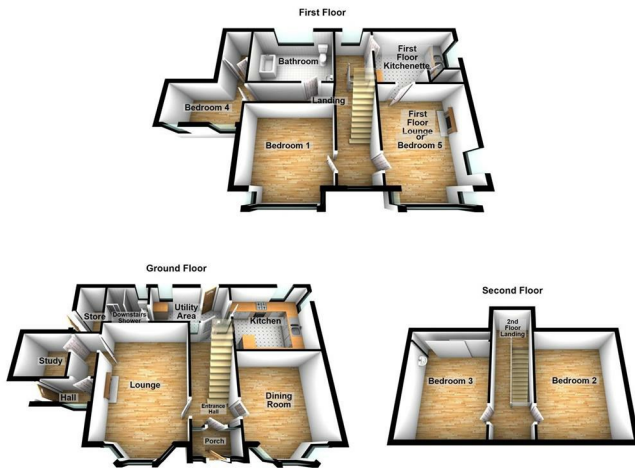
Views



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.

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