

25 COPELAND ROAD CARRICKFERGUS BT38 7NW



PUBLIC NOTICE

25 Copeland Road, Carrickfergus BT38 7NW

We are acting in the sale of the above property and have received an offer of £146,000.00

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: 60/70

Semi detached house

Three bedrooms all with built in wardrobes

15' x 11'11" lounge

Kitchen open plan to dining room incorporating double doors to rear garden

Excellent range of Grey shaker style units with contemporary stone worktops

Integrated stainless steel double oven and extractor

Shower room with white suite and electric shower

Double glazed windows in oak style pvc frames, pvc fascias

Oil fired heating system

Enclosed rear garden laid to lawn

Driveway at the front providing off road parking for three cars

Cul de sac location approximately 2 miles from Carrickfergus town centre

Ideal as a first time buy

No ongoing chain

Asking Price £140,000

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	60	70
(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 window and door to front aspect, tiled flooring, door to lounge



Lounge

15'0 x 11'11

Double glazed windows to front aspect, radiator





Kitchen/Diner

18'2 x 8'9

Double glazed window to rear aspect, double glazed double doors to rear garden, excellent range of high and low level shaker style units with Stone worktops, inset sink with mixer tap over, built-in double stainless steel oven and ceramic hob with extractor fan over, tiled flooring.



Stairs and Landing

Double glazed window to side aspect, storage cupboard doors to,



Bedroom one

12'0 x 10'4

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



Bedroom two

9'7 x 9'2

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

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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Bedroom three

8'5 max x 7'7

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



Bathroom

Double glazed window to rear aspect, white suite comprising low flush WC, floating sink with shower cubicle. Chrome heated towel rail. PVC panelled walls

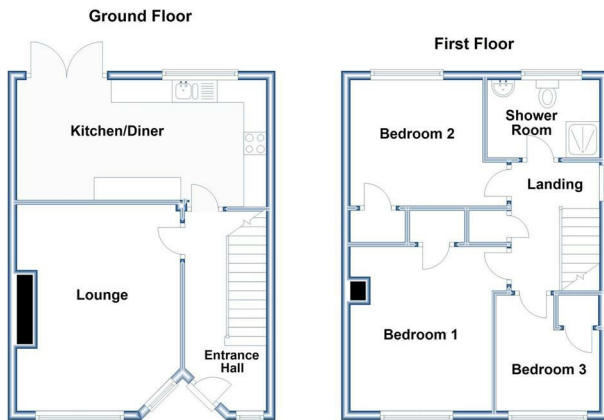


Garden and grounds

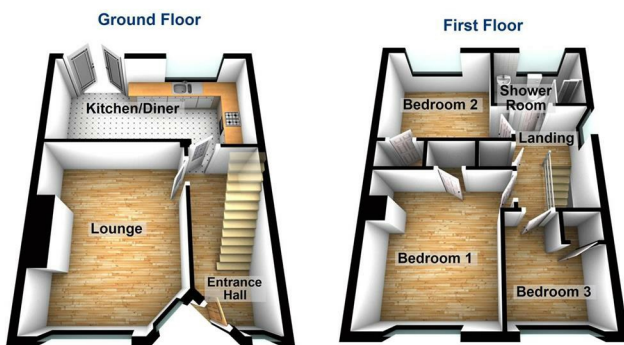
At the rear there is a garden laid to lawn with a patio area. Whilst at the front there is a garden in lawn and a driveway providing off street parking for 3 cars.



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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VALUATION

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E: carrickfergus@ulsterpropertysales.co.uk

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Call us for a free valuation

028 9336 5986

www.ulsterpropertysales.co.uk **UPS**

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