

FOR SALE



22 Baird Avenue, Carrickfergus BT38 7XH Offers around £175,000 EPC Rating: E42

- Semi detached chalet bungalow in Carrickfergus
- Four bedrooms
- Two receptions
- Gardens front and rear
- OFCH
- Double glazing

Address: 22 Baird Avenue, CARRICKFERGUS, BT38 7XH
RRN: 1734-8627-7300-0561-5296





Baird Avenue is located in Carrickfergus.

Comprises a semi-detached chalet bungalow with gardens front and rear. Kitchen with adjoining dining room, reception, bedroom and bathroom on the ground floor. On the first floor are three bedrooms one of which has an ensuite bathroom.

ACCOMMODATION GROUND FLOOR

Hallway leading to...

RECEPTION:

4.62m x 3.93m (15' 2" x 12' 10 1/2")
Fireplace

BEDROOM (1):

3.15m x 3.16m (10' 4" x 10' 4")

KITCHEN

3.47m x 4.83m (11' 4 1/2" x 15' 10")
Range of high and low level units; gas cooker and double drainer sink

Through French doors to....

DINING ROOM

4.21m x 2.78m (13' 10" x 9' 1")

BATHROOM:

Shower, sink and WC

STORAGE

Under stairs

FIRST FLOOR

LANDING:

BEDROOM (2) MASTER:

4.49m x 4.10m (14' 8 1/2" x 13' 5")
Built in mirror wardrobes

ENSUITE BATHROOM

Shower, WC and sink

BEDROOM (3):

2.20m x 3.97m (7' 2 1/2" x 13')

BEDROOM (4):

2.19m x 3.96m (7' 2" x 13')

OUTSIDE

Gardens front and rear; patio

RATES

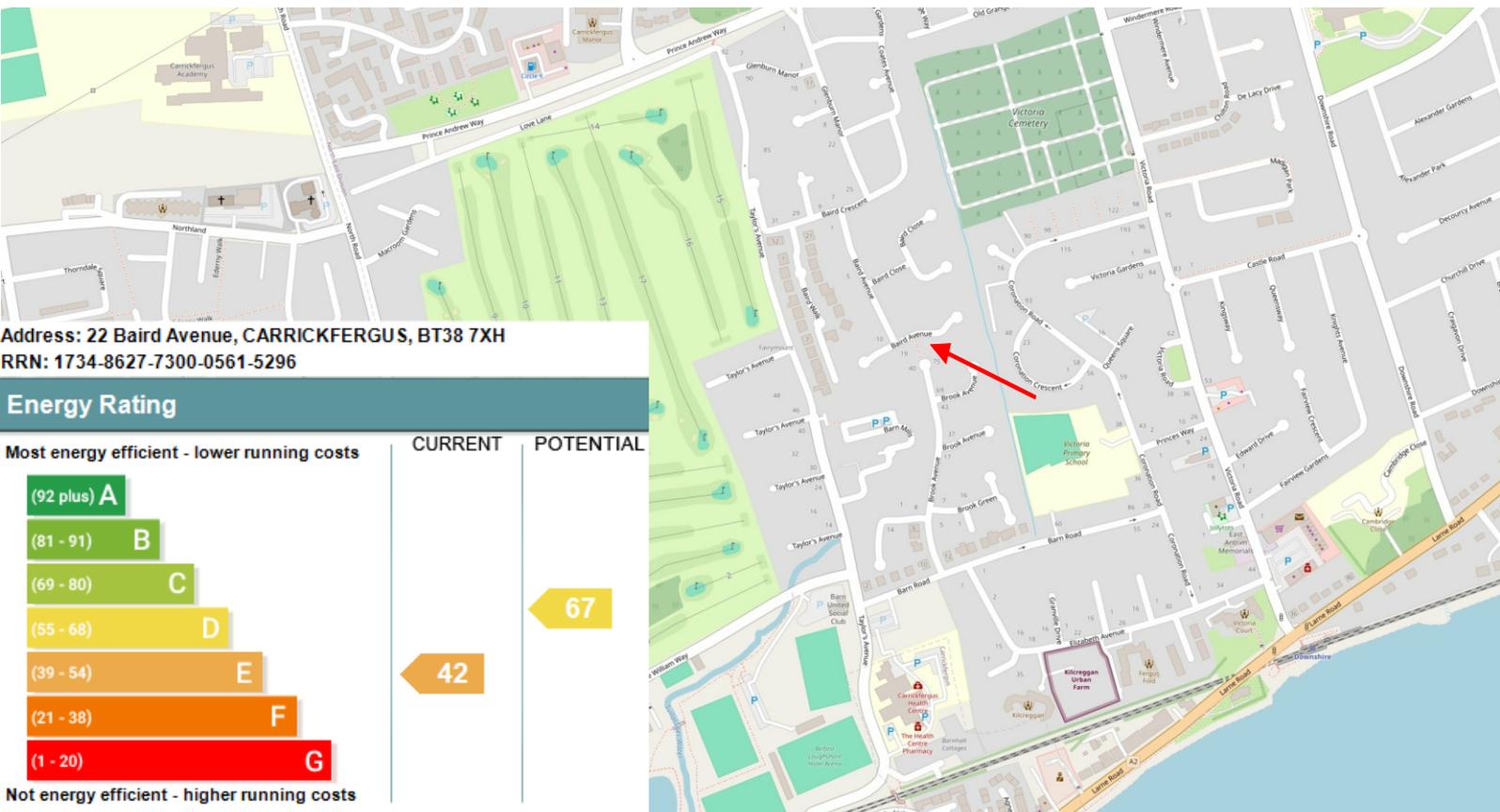
22 Baird Avenue is included on the LPSNI rating list, described as "house garden" and valued for rating purposes at £105,000. The estimated domestic rate bill for the 2023/2024 rating year is £1,015.46 per annum.

VIEWINGS

Strictly by appointment with Macfarlane & Smyth.







AGENT'S NOTES

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