




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



61 Brook Avenue, Carrickfergus,
BT38 7TE

Offers in the region of:
£220,000

 Reeds Rains

reedsrains.co.uk

61 Brook Avenue, Carrickfergus

Stunning semi detached chalet bungalow with large sun lounge to the rear leading onto a beautiful private rear garden. Offering well planned accommodation the internal layout comprises lounge with feature multi burning stove, dining room through to sun lounge with gas stove, modern fitted kitchen, contemporary shower room, ground floor bedroom and two first floor bedrooms. Enhanced further with an oil fired central heating system, double glazed windows and driveway parking. Situated in a prime sought after location close to a host of amenities including shops, primary school and train station. An internal viewing is essential to appreciate all this fine home has to offer.

Entrance Hall

Laminate wooden floor.

Lounge

14'5" x 11'5" (4.4m x 3.48m)

Feature multi fuel burning stove with carved stone surround fireplace surround. Granite hearth. Laminate wooden floor.

Kitchen

14'3" x 10' (4.34m x 3.05m)

Modern range of fitted high and low level units. Single drainer sink unit with vegetable basin. Built in hob and eye level oven. Integrated fridge/freezer. Extractor fan. Wine shelving.

Dining Room

12'8" x 8'1" (3.86m x 2.46m)

Laminate wooden floor. Square arch to:

Sun Lounge

15'8" x 12'2" (4.78m x 3.7m)

Feature gas stove. PVC double glazed French doors to rear garden.

Bedroom 3

10' x 9'4" (3.05m x 2.84m)

Shower Room

Contemporary white suite comprising double walk in shower, vanity unit and low flush wc. Heated towel rail. Tiled walls and floor. Spotlights. Built in hotpress.

First Floor Landing

Built in storage.

Master Bedroom

12'3" x 8'9" (3.73m x 2.67m)

Laminate wooden floor.

En- Suite Area

Shower tray, sink unit and wc.

Bedroom 2

14'£ x 11'5" (4.27m x 3.48m)

Eaves storage. Laminate wooden floor. Velux double glazed window.

Front Garden

Laid in lawn.

Extensive Rear Garden

Well enclosed large rear garden laid in lawn with paved patio area.

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 Carrmonee 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.