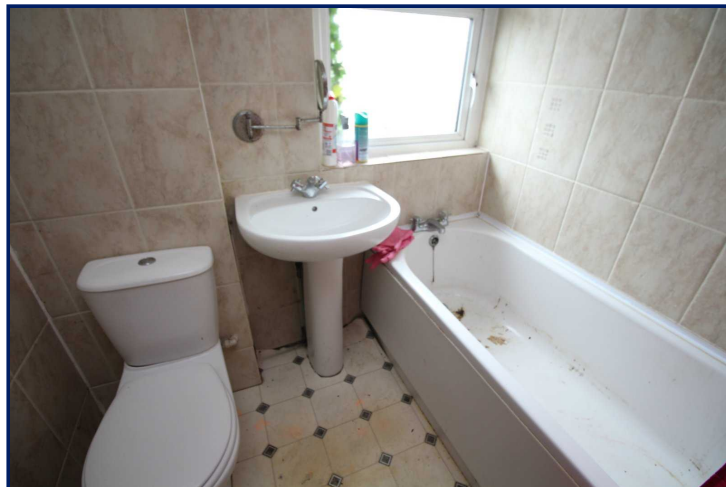




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



136 Salia Avenue, Carrickfergus

Offers in the region of:
£94,950

 Reeds Rains

reedsrains.co.uk

136 Salia Avenue, Carrickfergus

Description

End terrace property situated on a corner site, priced to allow for modernisation. Situated within walking distance to local secondary schools the internal accommodation comprises lounge, kitchen with range of fitted units, three bedrooms and a first floor bathroom. Benefiting from an oil fired central heating system and well enclosed rear garden. An internal viewing can be arranged through Reeds Rains on 02893 351727.

Entrance Hall

Laminate wooden floor.

Lounge

14'4" x 14'2" (4.37m x 4.32m)
Glass front fire with fire surround.

Kitchen/Breakfast Area

14'1" x 10'2" (4.3m x 3.1m)
Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Built in hob and oven. Part tiled walls and tiled floor.

Rear Hall

Storage cupboards. Door to rear garden.

First Floor Landing

Bedroom 1

11'1" x 10'2" (3.38m x 3.1m)
Laminate wooden floor.

Bedroom 2

12'2" x 10'9" (3.7m x 3.28m)
Laminate wooden floor.

Bedroom 3

9'5" x 8'5" (2.87m x 2.57m)

Bathroom

White suite comprising panelled bath with wall mounted Triton electric shower, pedestal wash hand basin and low flush wc. Tiled walls.

Front & Side Garden

Laid in lawn.

Enclosed Rear Garden

Laid in lawns and paving.

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 Cammoney 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.

For full EPC please contact the branch.