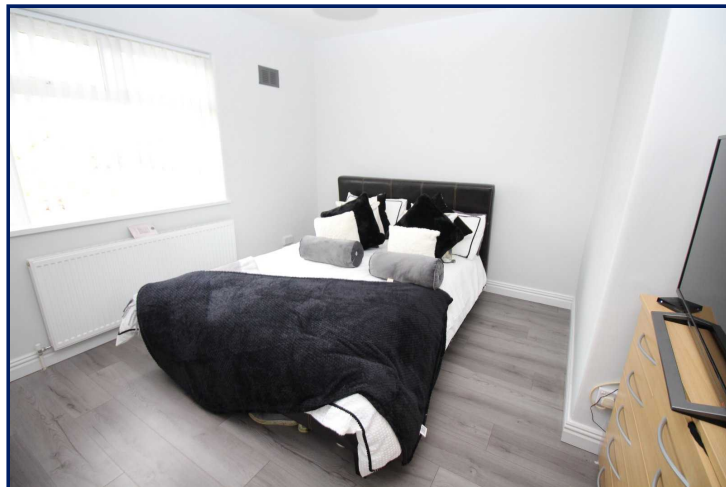




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



80 Sunnylands Avenue,
Carrickfergus

Offers in the region of:
£128,950

 **Reeds Rains**

reedsrains.co.uk

80 Sunnylands Avenue, Carrickfergus

Description

Exceptionally well presented mid terrace offering ideal accommodation for both the first time buyer and young family. Situated just a short stroll to local primary schools and shopping facilities the internal layout offers spacious lounge, excellent fitted kitchen, four bedrooms and a superb white bathroom suite with separate wc. The property boasts a gas fired central heating system and double glazed windows. Externally there is a large well enclosed rear garden. An internal viewing comes recommended.

Entrance Hall

Laminate wooden floor.

Lounge

21' x 11'8" (6.4m x 3.56m)

Feature media wall with wall mounted remote control electric fire. Laminate wooden floor,.

Kitchen

14'2" x 10'9" (4.32m x 3.28m)

Modern range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Integrated fridge/freezer. Understair storage.

Rear Hall

Built in storage cupboard. PVC double glazed door to rear garden.

First Floor Landing

Bedroom 1

11'9" x 11'5" (3.58m x 3.48m)

Built in robe. Laminate wooden floor.

Bedroom 2

11'5" x 10'2" (3.48m x 3.1m)

Laminate wooden floor.

Bedroom 3

9' x 9' (2.74m x 2.74m)

Built in robe. Laminate wooden floor.

Bedroom 4

9'3" x 8'1" (2.82m x 2.46m)

Laminate wooden floor.

Bathroom

White suite comprising panelled bath with wall mounted rain head shower and shower attachment. Vanity unit. PVC panelled walls and ceiling. Heated towel rail. Spotlights.

Front Garden

Laid in lawn.

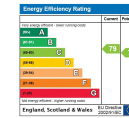
Large Rear Garden

Well enclosed and laid in lawn with paved patio area.

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 Carrmoney 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 Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
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.