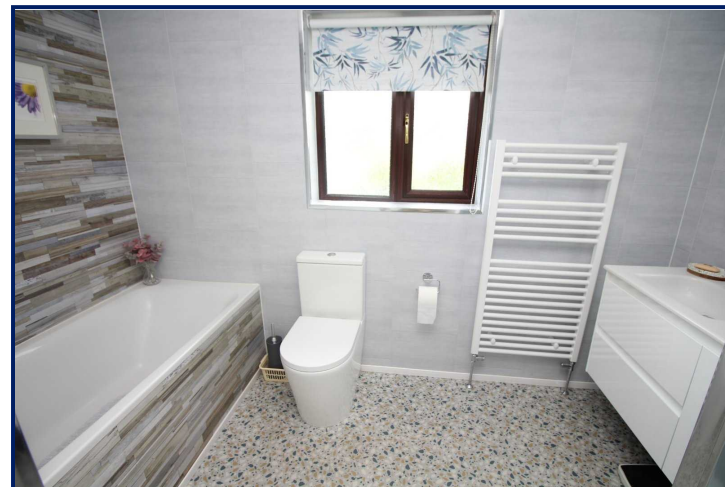





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



89 Taylors Avenue, Carrickfergus,
BT38 7BU

Offers in the region of:
£279,950

 **Reeds Rains**

reedsrains.co.uk

89 Taylors Avenue, Carrickfergus

Beautifully presented detached property situated on an excellent site with private rear garden. A credit to its present owners the well planned interior offers two separate reception rooms plus sun room, contemporary fitted kitchen, ground floor shower room, four well proportioned bedrooms and a four piece family bathroom. Benefiting from an oil fired central heating system, double glazed windows, integral garage and extensive driveway parking. Situated just a short walk to local...

Entrance Hall

Laminate wooden floor.

Lounge

15'8" x 12'4" (4.78m x 3.76m)

Feature bay window. Sandstone fire surround with matching hearth incorporating an electric fire inset. Laminate wooden floor.

Dining Room

11'3" x 10'8" (3.43m x 3.25m)

PVC double glazed patio door to sun room. Laminate wooden floor.

Sun Room

12'7" x 12'6" (3.84m x 3.8m)

PVC double glazed French doors to rear garden.

Kitchen

11'5" x 11'2" (3.48m x 3.4m)

Modern range of fitted high and low level units. Single drainer sink unit with mixer tap. Built in hob and eye level oven. Extractor fan. Laminate tile effect flooring.

Utility Room

10'7" x 5'1" (3.23m x 1.55m)

Range of fitted units. Half stable door to rear garden. Laminate tile effect flooring. Access to integral garage.

Shower Room

White suite comprising PVC panelled shower cubicle with wall mounted thermostatically controlled shower, vanity unit and low flush wc.

First Floor Landing

Main Bedroom

13'6" x 11'3" (4.11m x 3.43m)

Range of fitted robes with mirrored sliding doors. Laminate wooden floor.

Bedroom 2

10'7" x 10'6" (3.23m x 3.2m)

Laminate wooden floor.

Bedroom 3

11' x 8'2" (3.35m x 2.5m)

Bedroom 4

8'2" x 8'4" (2.5m x 2.54m)

Bathroom

Luxury four piece white suite comprising bath, separate shower cubicle with wall mounted Aqualisa electric shower, vanity unit and low flush wc. Heated towel rail.

Integral Garage

16'3" x 10'5" (4.95m x 3.18m)

Metal up and over door. Light and power.

Large Front Garden

Well tended and stocked front garden laid in lawn.

Enclosed Private Rear Garden

Beautiful rear garden laid in lawn with a variety of plants and shrubs. Paved patio area.

Extensive 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 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 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.