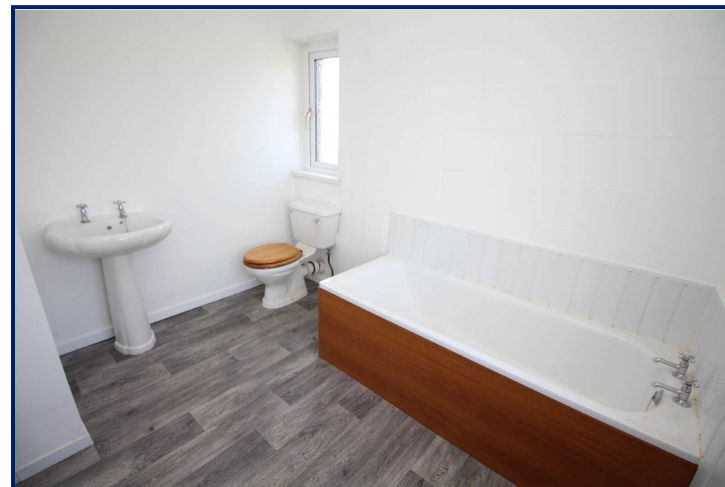
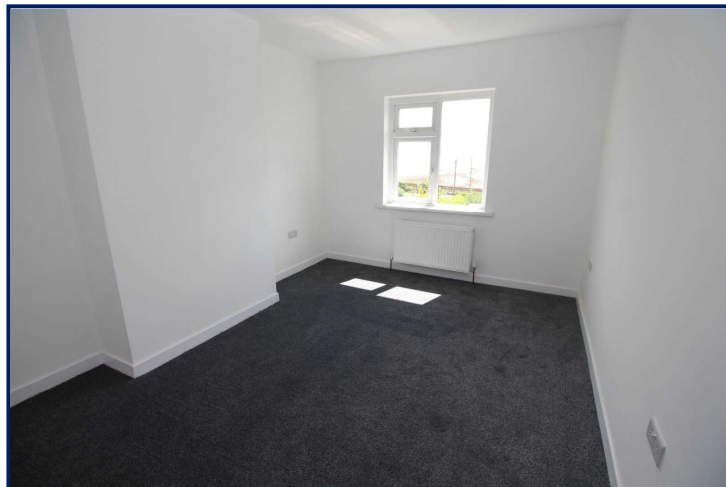




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



9 Downshire Avenue,
Carrickfergus, BT38 7EL

**Offers in the region of:
£179,950**

 **Reeds Rains**

reedsrains.co.uk

9 Downshire Avenue, Carrickfergus

Description

Recently renovated semi detached property with exceptional uninterrupted sea views from the rear. Finished to a turn key specification with new kitchen installed, carpets and painted throughout the internal layout offers two reception rooms, modern fitted kitchen including hob, oven & fridge/freezer, three bedrooms and a white bathroom suite. Benefiting from a gas fired central heating system, double glazed windows and detached garage. Externally there is a large rear garden with stunning views over the Co. Down coastline. A sought after location only a short walk public transport links and shopping facilities this home with appeal to a wide spectrum of buyers.

Entrance Hall

PVC double glazed front door.

Cloakroom/WC

WC and wash hand basin.

Lounge

13'4" x 12'7" (4.06m x 3.84m)

Large picture window with stunning views over Belfast Lough towards the Co. Down coastline.

Kitchen

9'5" x 9'1" (2.87m x 2.77m)

Newly installed modern range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Built in hob and oven. Extractor fan. Integrated fridge/freezer. Spotlights. PVC double glazed door to rear. Square arch to:

Dining Area

12'5" x 9'9" (3.78m x 2.97m)

First Floor Landing

Bedroom 1

12'7" x 9'9" (3.84m x 2.97m)

Far reaching uninterrupted sea views. Built in robe.

Bedroom 2

12'8" x 9'9" (3.86m x 2.97m)

Stunning sea views.

Bedroom 3

12'6" x 10' (3.8m x 3.05m)

Built in robe.

Bathroom

White suite comprising wood panelled bath, pedestal wash hand basin and low flush wc. Part tiled and wood panelled walls. Spotlights. Storage cupboard with gas fired central heating boiler.

Front Garden

Off street parking area and driveway to garage space.

Rear Garden

Extensive rear garden laid in lawn bordered by mature trees. Apple trees. Beautiful uninterrupted sea views.

Detached Garage

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 Carnmoney 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.