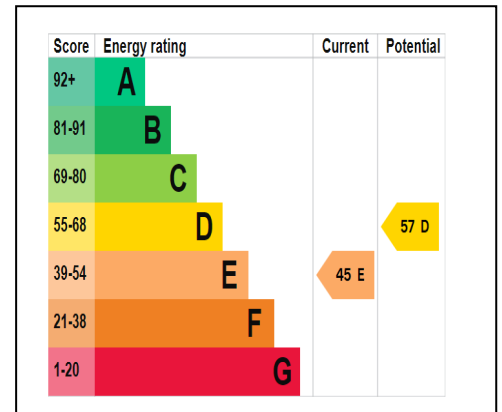


9 MAPLE GARDENS

CARRICKFERGUS, BT38 8EN



Fergus Properties are delighted to offer for sale number 9 Maple Gardens, Carrickfergus.

This End Terraced House sits on a large corner site with an enclosed rear garden measuring approximately 30ft x 30ft.

The property consists on Lounge open plan with hallway, kitchen, three bedrooms, family bathroom with bath tub and electric shower over, front side and rear gardens.

The property boasts from UPVC Double Glazed windows and doors and Gas heating.

An Ideal first time buyer opportunity.

PRICE: OFFERS AROUND £110,000

NOTE:- These Particulars are given that they will not be construed as part of a contract conveyance or lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.

**Fergus Properties is the
longest Established
Independent Estate
Agents in Carrickfergus,
established 1976.**

We pride ourselves on the exceptional level of customer service we provide to our Buyers, Sellers, Landlords and Tenants.

028 93 362346

www.carrickfergusproperties.co.uk
email: office@fergus-properties.co.uk



- END TERRACED HOUSE
- CORNER SITE
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- UPVC DOUBLE GLAZED WINDOWS AND DOORS
- GAS HEATING
- FRONT, SIDE AND REAR GARDENS

ACCOMMODATION

UPVC Double Glazed door leading to

LOUNGE 17'07" x 12'02"

With a feature fireplace with electric fire inset.

Understairs storage housing the electricity meter and two double radiators.

KITCHEN 17'07" x 8'08"

With a range of high and low level units and ample worktops. 1 ½ stainless steel sink unit with mixer taps. Space for freestanding cooker with extractor fitted above. Space for Under counter fridge, washing machine and tumble dryer. Part tiles walls. Tiled floor.

STAIRS leading to

LANDING

With access to roofspace.

BEDROOM ONE 9'02" x 8'06"

With a storage cupboard built in housing the gas boiler. Overlooking rear of property.

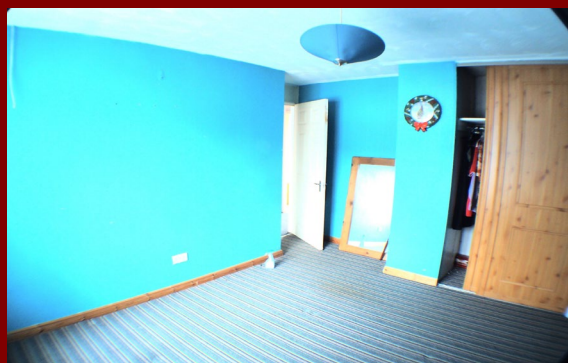
BEDROOM TWO 9'01" x 12'05"

With built in storage cupboard. Overlooking front of property.

BEDROOM THREE 8'02" x 9'06"

With built in storage cupboard. Overlooking front of property.

WWW.Carrickfergusproperties.co.uk
email – Office@Fergus-properties.co.uk
or
Ferguspropertiescarrickfergus@gmail.com



FAMILY BATHROOM 5'11" x 5'05"

With a three piece suite including bath tub with mixer taps. Electric shower fitted over, pedestal wash hand basin and a low flush W.C. Fully tiled walls and tiled floor. Storage cupboard (originally hot press cupboard)

OUTSIDE

FRONT

Front garden laid in lawn enclosed by a fence leading onto

SIDE

Fully laid in lawn with enclosed fence.

REAR

To the rear of the property there is approximately 30ft x 30ft garden area laid in paving, stones and decking. Fully enclosed and would be ideal to put a driveway into it. (subject to approvals)

THIS PROPERTY BOASTS FROM UPVC DOUBLE GLAZED WINDOWS AND DOORS AND GAS HEATING.



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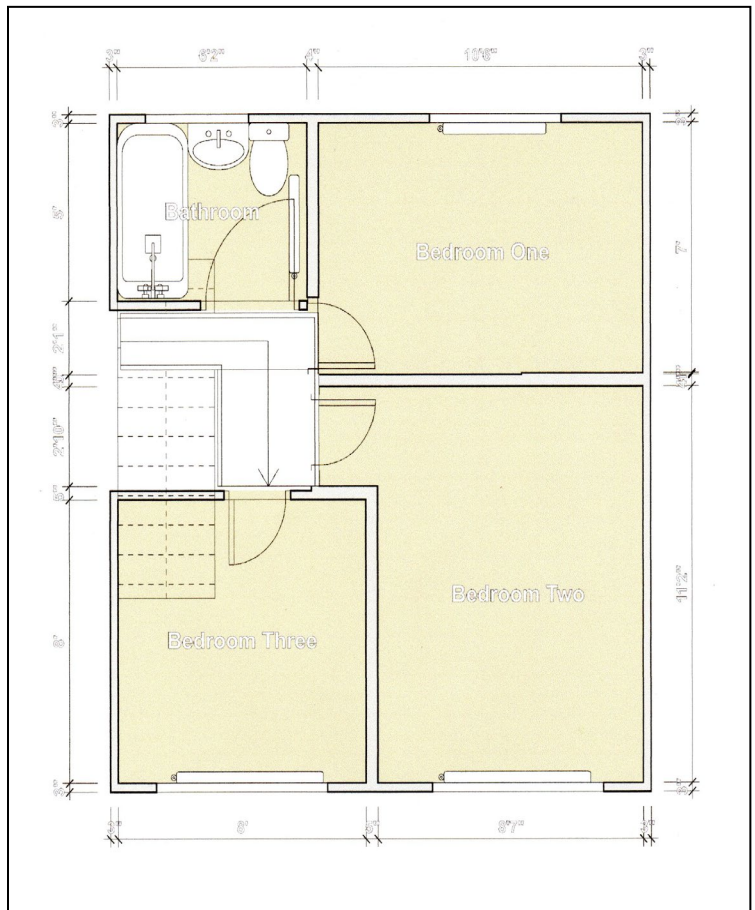
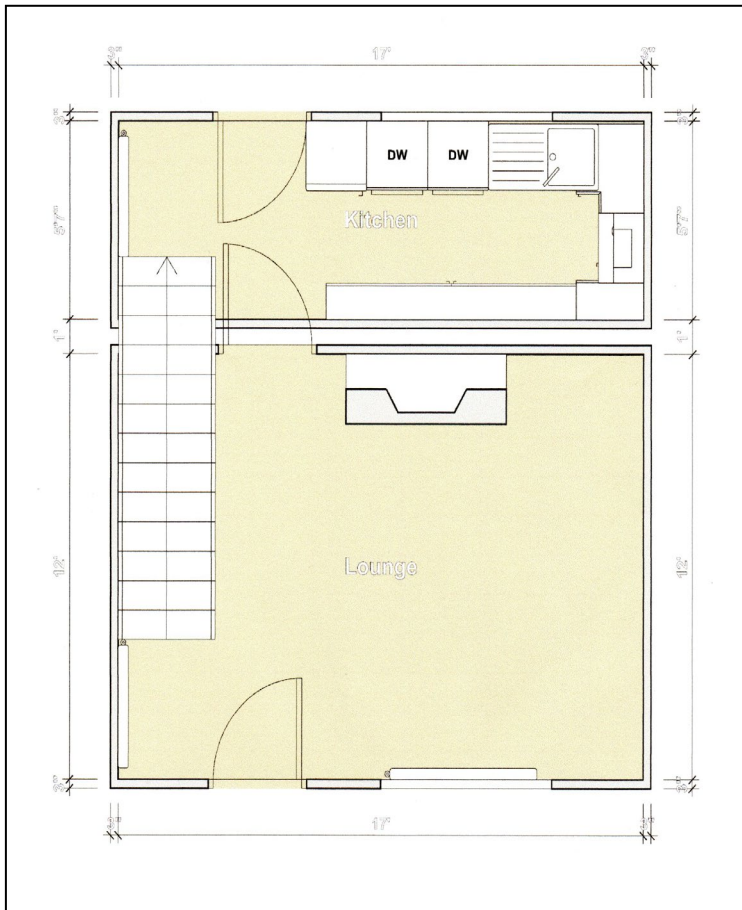
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Information Commissioner's Office



PROPERTY RATES (approx.) - £568.54 per annum

Tenure - Leasehold



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