



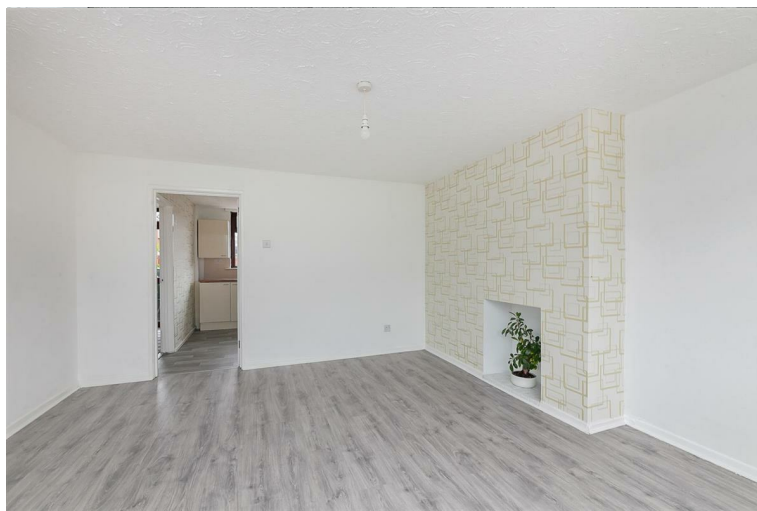
18 Woodburn Avenue, Carrickfergus, BT38 8EZ

- Mid Terrace Home
- Lounge; Focal Point Fireplace
- Bathroom; White Three Piece Suite
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £89,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'4" x 13'10" (wps)

Picture window to front elevation. Focal point fireplace with tiled hearth. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 12'0" x 10'2"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob. Integrated oven. Space for fridge freezer. Space and plumbed for washing machine. Splashback tiling to walls.



REAR HALL

Fitted storage and shelving units. Wood laminate floor covering. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 12'0" x 8'9" (plus recess)

Built in wardrobe.

BEDROOM 2 10'9" x 10'5"

Built in wardrobe.

BEDROOM 3 9'1" x 8'3" (wps)

Built in wardrobe.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part panelled walls.

EXTERNAL

Low maintenance, paved, front garden.

Low maintenance, fully enclosed, paved, rear garden.

Oil fired central heating boiler.

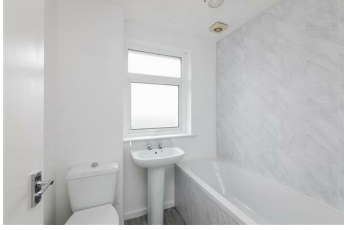
PVC oil storage tank.

PVC fascia, soffits and rainwater goods.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, three-bedroom, mid terrace home, situated off the Woodburn Road, Carrickfergus. The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, three well-proportioned bedrooms, and bathroom, with white, three piece suite. Externally, the property enjoys low maintenance gardens front and rear. Other attributes include oil heating, PVC double glazing and convenient location. Ideal first time buy or buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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