

72 CASTLEBURN ROAD CARRICKFERGUS BT38 7NY



End terrace house

Two bedrooms

Bedrooms one & three currently combined

Can be returned to a three bedroom with reinstatement of stud wall

Both bedrooms boast fitted slide robes

15'1 x 12'5 lounge and separate dining room

Kitchen boasting Oak shaker style units

Built in stainless steel oven, four ring hob and extractor fan

White bathroom suite

Double glazed windows in uPVC frames & oil fired heating system

Enclosed rear garden with westerly aspect and block built shed

Off road parking for two cars

Conveniently located approximately two miles from Carrickfergus town centre

ideal as a first time buy or investment property

No ongoing chain

Offers Around £104,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

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

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Situated in a Convenient location, this end house has two bedrooms (bedrooms one & three currently combined), two reception rooms, a kitchen & bathroom and offers parking for two vehicles. Whether you're a first-time buyer, a property investor, or someone looking to downsize, this property offers great potential.

Entrance Place

Windows to front aspect, door to lounge



Lounge

15'1 x 12'5

Double glazed window to front aspect, fireplace with stone surround, tiled hearth and glass fronted fire, radiator, laminate wood floor, double doors to dining room



Dining Room

10'4 x 8'2

Double glazed window and door to rear aspect, radiator, laminate wood floor, door to



Kitchen

10'4 x 6'7

Double glazed window to rear aspect, range of solid oak shaker style units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in stainless steel oven and four ring hob with extractor fan over, plumbed for washing machine, ceramic tiled floor

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.

REF: 18074601



Bathroom

Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink and enclosed bath, radiator, fully tiled walls

Bedroom one

10'9 x 15'2 max

Double glazed windows to front aspect, radiator, built-in wardrobe

Bedroom Two

12'0 x 8'6

Double glazed window to rear aspect, radiator

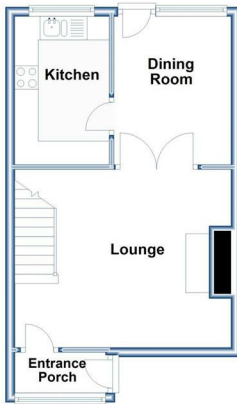


Grounds and Gardens

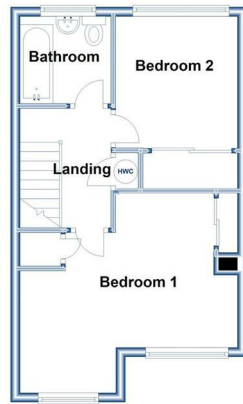
At the rear there is a garden laid to hardstanding with a shed, whilst at the front a driveway

Floor Plans

Ground Floor



First Floor



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

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E:carrickfergus@ulsterpropertysales.co.uk

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www.ulsterpropertysales.co.uk **UPS**

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