

## 9 MARLBOROUGH GARDENS CARRICKFERGUS BT38 7SZ



Situated in the Marlborough area of Carrickfergus just off the sought after North Road, this detached bungalow is presented to a high standard throughout, so whether you're a first-time buyer, a growing family, or someone looking to downsize, the property offers a versatile living space to suit your needs.

Semi detached bungalow  
Three bedrooms all with laminate wood flooring  
19' lounge with Oak flooring and feature fireplace  
17' kitchen diner with Oak style units, built in oven, hob, extractor  
White bathroom suite incorporating white suite with P-Style bath  
Double glazed windows in upvc frames  
Oil fired heating system  
Gardens at the rear laid to neat lawn  
Driveway providing off road parking for three cars  
Cul de sac location  
Well presented throughout  
Approximately 1.5 miles from Carrickfergus town centre  
Convenient to transport links  
Ideal as a downsize  
Viewing strongly recommended

### Offers Around £168,950

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		61	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

New to the market... details, measurements and photos to follow shortly

THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES REQUIRED  
CALL US FOR A FREE NO OBLIGATION VALUATION

UPS CARRICKFERGUS  
T: 028 93365986  
E:carrickfergus@ulsterpropertysales.co.uk

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.

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