


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	75
(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	



14 Oakfield Drive, Carrickfergus,
BT38 7SP

**Offers in the region of:
£105,000**

 **Reeds Rains**

reedsrains.co.uk

14Oakfield Drive, Carrickfergus

Description

Attractive mid terrace property offering an ideal opportunity for the first time buyer to enter onto the housing ladder. The extended interior comprises lounge, modern fitted kitchen, ground floor shower room, three first floor bedrooms and a white bathroom suite. Benefiting from a gas fired central heating system, double glazed windows and enclosed rear garden. An internal viewing comes highly recommended.

Entrance Hall

PVC double glazed front door.

Lounge

15'7" x 10'4" (4.75m x 3.15m)

Kitchen/Dining Area

Modern range of fitted high and low level units. Sink unit with mixer tap. Extractor fan. Plumbed for washing machine.

Ground Floor Shower Room

Walk in shower area, vanity unit and low flush wc Part tiled walls and tiled floor. Heated towel rail.

First Floor Landing

Built in storage cupboard.

Bedroom 1

12'9" x 8'8" (3.89m x 2.64m)

Excellent range of fitted robes with matching overhead storage and drawers.

Bedroom 2

11'6" x 6'4" (3.5m x 1.93m)

Modern range of fitted units.

Bedroom 3

9'2" x 6'7" (2.8m x 2m)

Bathroom

Superb white suite comprising panelled bath, vanity unit and low flush wc. Tiled walls.

Front Garden

Low maintenance front garden laid in small stones.

Rear Garden

Well enclosed and paved rear garden. Patio area. Garden shed.

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.

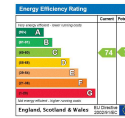
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.