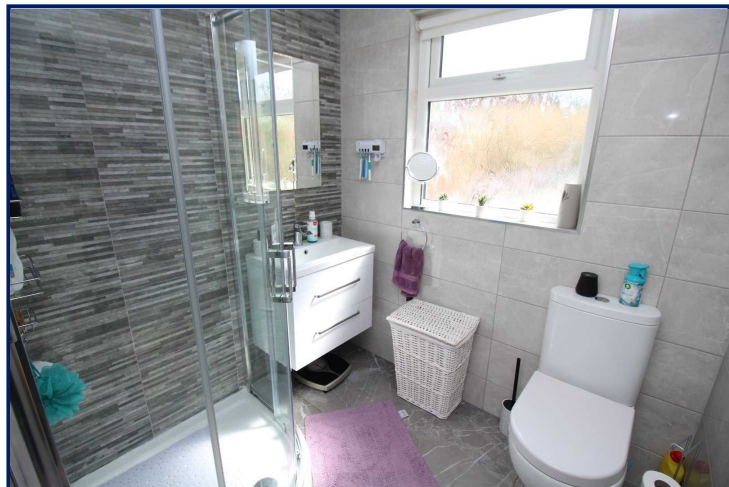


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



13 Brook Avenue, Carrickfergus,
BT38 7TE

Offers in the region of:
£164,950

 **Reeds Rains**

reedsrains.co.uk

13 Brook Avenue, Carrickfergus

Exceptionally well presented and attractive semi detached bungalow with detached matching garage. Ideally suited to those wishing to downsize the internal layout offers spacious lounge, kitchen/diner, shower room and two bedrooms. Benefiting from an oil fired central heating system and double glazed windows. Externally there is a low maintenance private rear garden. Situated in a sought after and most convenient location, just a short stroll to local shopping facilities, public transport and Carrickfergus health centre. An early appointment to view comes highly recommended.

Entrance Hall

Storage cupboard.

Lounge

13'11" (4.24) x 10'10" (3.3) (at widest)

Feature wll mounted gas fire. Wood laminate strip floor.

Kitchen

11'7" x 8'9" (3.53m x 2.67m)

Contemporary range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Built in hob and eye level oven. Combi microwave. Extractor fan. Integrated fridge/freezer. Spotlights. Part tiled walls.

Bedroom 1

13'2" x 8'10" (4.01m x 2.7m)

Wood laminate strip floor.

Bedroom 2

11'8" x 7'11" (3.56m x 2.41m)

Wood laminate strip floor.

Shower Room

Superb shower room comprising corner shower cubicle with Mira wall mounted electric shower, vanity unit and low flush wc. Tiled walls and floor. Heated towel rail.

Front Garden

Low maintenance paved front garden.

Rear Garden

Private low maintenance rear garden laid in paving. Garden shed.

Driveway

Tarmac driveway to detached garage.

Detached Garage

17' x 10'3" (5.18m x 3.12m)

Metal up and over door. Light and power. Workshop to the rear.

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.

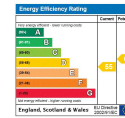
All Measurements are Approximate.

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.