

1 KNIGHTS AVENUE

Carrickfergus BT38 7LB

- Three bedrooms
- 26' Lounge/diner
- Double glazing
- Oil fired heating system
- Detached garage
- Detached house

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 57 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Offers Around £168,950

1 Knights Avenue

, Carrickfergus, BT38 7LB



Entrance hall

Double glazed door, radiator, doors to

Downstairs Wc

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin

Lounge/diner

9'11" x r/t 8'10" x 26'6" (3.02 x r/t 2.69 x 8.08)

Double glazed window to front and rear aspect, fireplace with marble surround and granite hearth, radiator

Kitchen

12'4" x 7'2" (3.76 x 2.18)

Double glazed window to rear aspect, double glazed door, range of high and high and low units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, built in double oven and four ring hob, plumbed for washing machine

Stairs and landing

Double glazed window to side aspect, doors to

Bedroom one

13'8" x 9'4" (4.17 x 2.84)

Double glazed window to front aspect, airing cupboard, built in wardrobe, radiator

Bedroom two

10'6" x 9'6" (3.20 x 2.90)

Double glazed window to rear aspect, built in wardrobe, radiator

Bedroom three

7'6" x 6'8" (2.29 x 2.03)

Double glazed window to front aspect, radiator, built in wardrobe

Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc,

wash hand basin, P-style bath with electric shower over, fully tiled walls, ceramic tiled floor

Gardens and grounds

At the rear there is a garden part laid to concrete part laid to lawn, fully enclosed with a westerly aspect.

Garage

65'7" x 12'6" (20 x 3.81)

Up and over door power and light

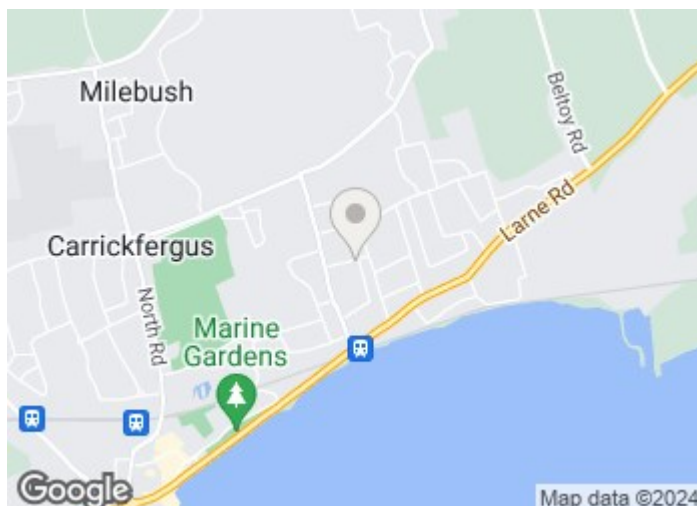
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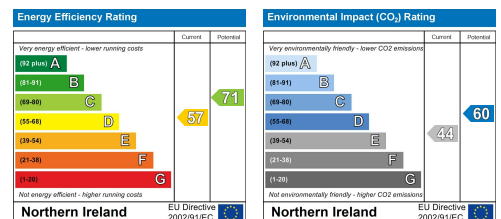


Directions



Floor Plan

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