

1 KNIGHTS AVENUE CARRICKFERGUS BT38 7LB



Detached house
 Three bedrooms, all with built in wardrobes
 26'11 x 10' lounge open plan to dining room
 Feature granite fire surround and hearth
 Kitchen incorporating white units, double oven, hob and extractor
 Downstairs Wc
 White bathroom suite with P-style bath and modern tiling
 Oil fired heating system
 Double glazed windows in upvc frames, Pvc fascias
 Detached garage and driveway providing parking for two cars
 Gardens at the rear boast a westerly aspect
 Gardens at the side laid to neat lawn
 Conveniently located approximately 1.25 miles from Carrickfergus town centre
 Ideal accommodation for a family
 No ongoing chain

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		
(39-54) E	45	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



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"

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





Kitchen

12'4" x 7'2"

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"

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



Bedroom two

10'6" x 9'6"

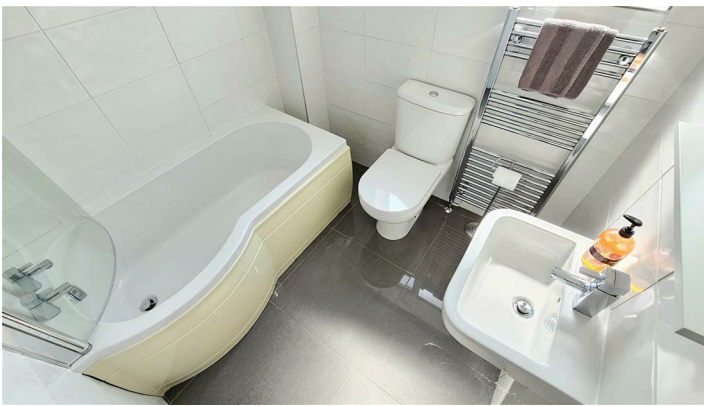
Double glazed window to rear aspect, built in wardrobe, radiator



Bedroom three

7'6" x 6'8"

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.

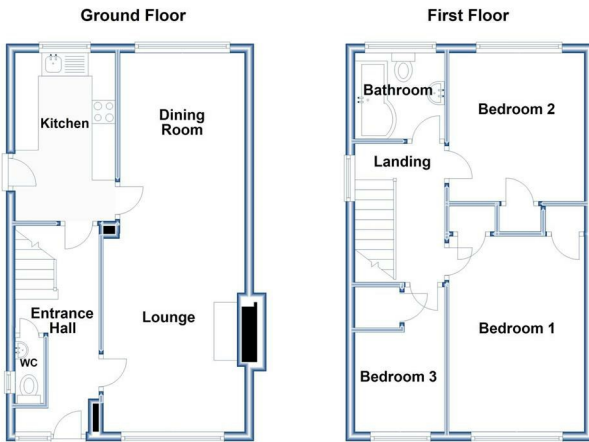


Garage

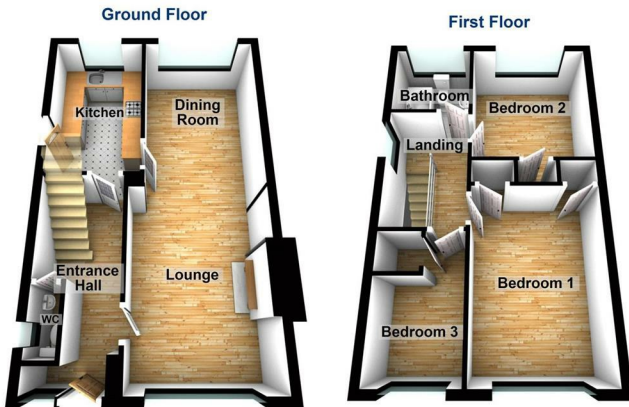
65'7" x 12'6"

Up and over door power and light

Floor plans



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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