

# 1 KNIGHTS AVENUE CARRICKFERGUS BT38 7LB

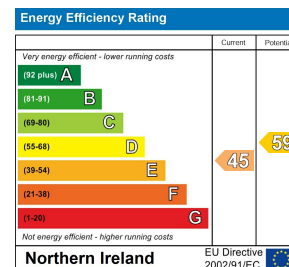


Detached house  
Three bedrooms, all with built in wardrobes  
26'11 x 10' lounge open plan to dining room  
Feature granite fire surround and hearth  
Kitchen incorporating white units, double oven, hob and extractor  
Downstairs Wc  
White bathroom suite with P-style bath and modern tiling  
Oil fired 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**





### 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.



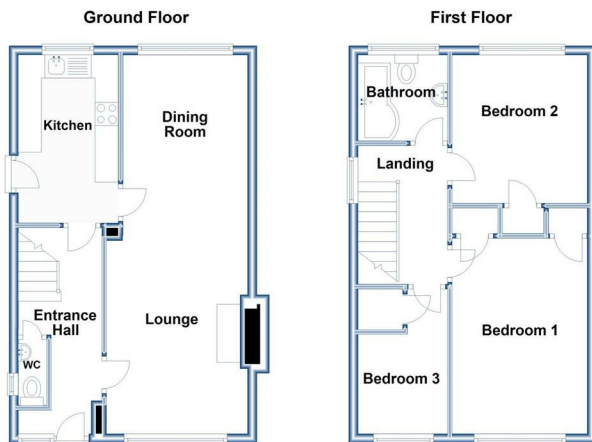
### **Garage**

65'7" x 12'6"

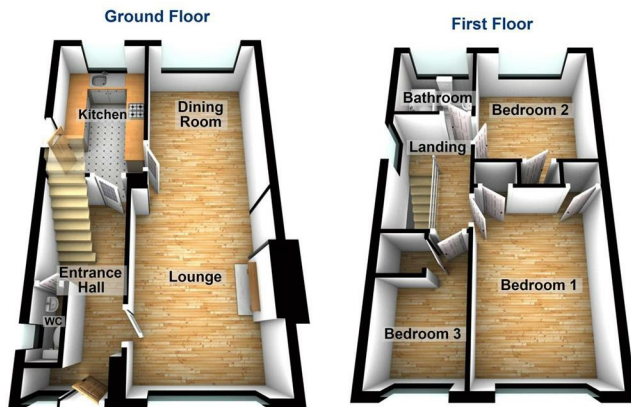
Up and over door power and light



## 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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**REF: 18101895**











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