



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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	



16 Highgrove Road, Carrickfergus

**Offers in the region of:
£214,950**

reedsrains.co.uk

16 Highgrove Road, Carrickfergus

Description

A most deceptively spacious and stunning red brick semi detached property, a credit to its present owners with little to do but simply move in. The well planned interior offers ideal family living comprising lounge, extensive modern fitted kitchen/dining and family area with French doors to rear garden, three well proportioned first floor bedrooms - master bedroom with en-suite and a contemporary family bathroom suite. Complemented further with a gas fired central heating system, double glazed windows, enclosed rear garden and good driveway parking. All in all this home with not disappoint, a personal viewing comes highly recommended.

Entrance Hall

Tiled floor.

Cloakroom/WC

Wc and wash hand basin. Tiled floor.

Kitchen/Dining & Family Area

24' x 18'3" (7.32m x 5.56m)

Deluxe range of modern fitted high and low level units. Built in hob and eye level Indesit oven. Blanco sink unit with mixer tap. Integrated fridge/freezer and Indesit dishwasher. Extractor fan. Feature centre island. Spotlights. Tiled floor. PVC double glazed French doors to rear garden.

Utility Room

Fitted units. Tiled floor. Door to rear.

First Floor Landing

Master Bedroom

12'6" x 11'6" (3.8m x 3.5m)

Fitted sliding robes with mirrored sliding doors.

En-Suite Shower Room

Superb white suite comprising shower cubicle with rain head shower and shower attachment, wash hand basin and low flush wc. Tiled walls and floor. Heated towel rail. Spotlights.

Bedroom 2

13'2" x 11'8" (4.01m x 3.56m)

Fitted robes with mirrored sliding doors.

Bedroom 3

8'7" x 8'1" (2.62m x 2.46m)

Bathroom

Luxury white suite comprising tiled bath, sink unit and low flush wc. Heated towel rail. Tiled walls and floor.

Enclosed Rear Garden

Well enclosed rear garden laid in lawn with paved patio area. Garden shed with light and power.

Front Garden

Laid in lawn.

Driveway Parking

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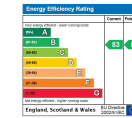
All Measurements are Approximate.

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.

