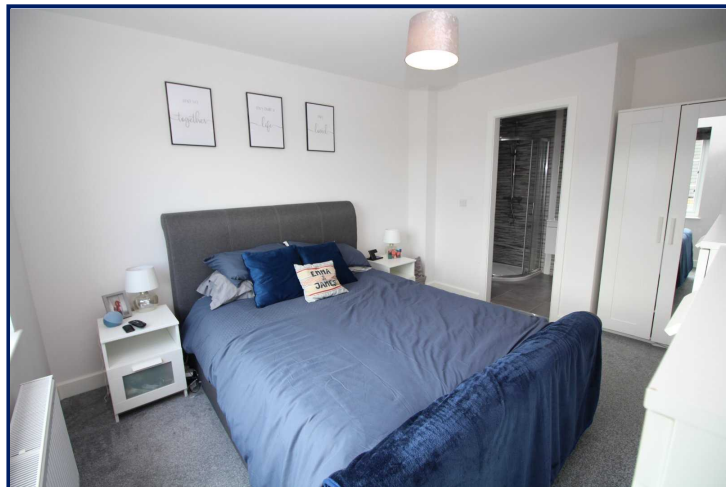


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



1 Bashford Park Avenue,
Carrickfergus

Offers in the region of:
£205,000

reedsrains.co.uk

1 Bashford Park Avenue, Carrickfergus

Offers in the region of: £205,000

Description

Stunning red brick semi detached property situated within a highly sought after development. Leaving little to do but simply move in the contemporary interior offers spacious lounge, modern fitted kitchen/dining area with French doors to rear garden, three bedrooms - master bedroom with en-suite shower room and luxury white bathroom suite. Boasting a gas fired central heating system and double glazed windows. Externally there is excellent driveway parking and well enclosed rear garden. An ideal home for both the first time buyer and young family an internal viewing appointment is essential.

Entrance Hall

Tiled floor.

Cloakroom

WC and wall hung wash hand basin.

Lounge

17'2" x 10'9" (5.23m x 3.28m)
Wall mounted electric fire.

Kitchen/Dining Area

17'9" x 11' (5.4m x 3.35m)
Deluxe range of fitted high and low level units. Centre island with fitted under units and wine rack. Single drainer stainless steel sink unit with mixer tap. Integrated fridge/freezer and dishwasher. Built in hob and oven. Extractor fan. Spotlights. PVC double glazed French

doors to rear garden.

First Floor Landing

Master Bedroom

13'7" x 10'7" (4.14m x 3.23m)

En-Suite

White suite comprising shower cubicle with wall mounted rain head shower and additional shower attachment, wall hung sink unit and WC. Heated towel rail. Part tiled walls and tiled floor.

Bedroom 2

10'7" x 10'6" (3.23m x 3.2m)

Bedroom 3

9'6" x 8'2" (2.9m x 2.5m)

Bathroom

Luxury white suite comprising panelled bath with wall mounted thermostatically controlled shower attachment, wall hung wash hand basin and low flush wc. . Part tiled walls and tiled floor. Heated towel rail.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Laid in lawn with paved patio area. Outdoor wiring for electric socket.

Driveway Parking

Excellent parking facilities for several cars.

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 Carrmonee 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

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All Measurements

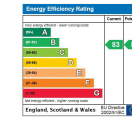
All Measurements are Approximate.

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.