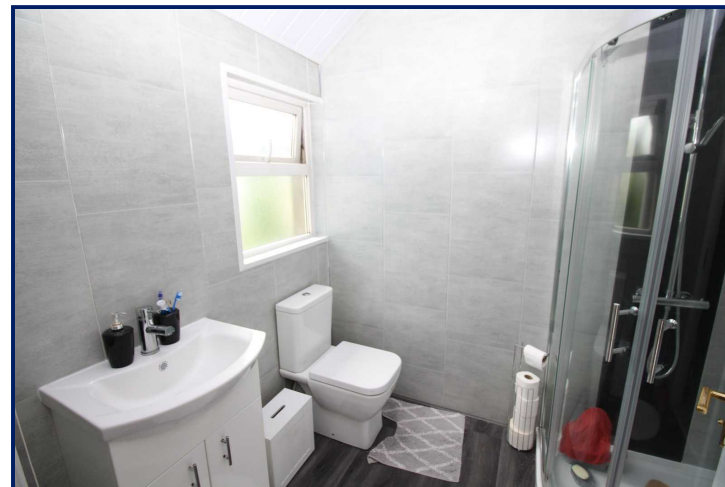
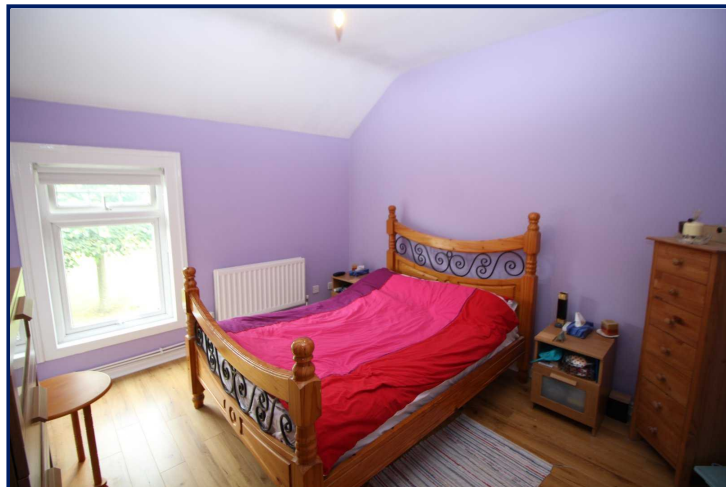



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 Robinsons Row, Carrickfergus,
BT38 7DW

**Offers in the region of:
£89,950**

 **Reeds Rains**

reedsrains.co.uk

3 Robinsons Row, Carrickfergus

Extended mid terrace property situated in the heart of Carrickfergus with bus link, picturesque promenade walk and town town centre all on your doorstep. The internal layout offers two reception rooms, fitted kitchen, two first floor bedrooms and a shower room. Benefiting from a gas fired central heating system and double glazed windows. An ideal location with lovely open aspect to the front.

Lounge

Carved wood surround fireplace with electric fire inset. Laminate wooden floor.

Dining Room

Stairs to first floor.

Kitchen

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Built in hob and oven. Extractor fan. PVC strip ceiling with spotlights. PVC double glazed back door.

First Floor Landing

Storage cupboard with gas boiler.

Bedroom 1

Velux double glazed window.

Bedroom 2

Built in robe.

Shower Room

Shower cubicle with rain head shower and shower attachment, vanity unit and low flush wc. PVC wall panelling. Heated towel rail.

Rear Yard

Small enclosed rear yard.

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 Cammoney 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 operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.