

4 WINDSLOW COURT CARRICKFERGUS BT38 9DP



Red brick detached house extended at the side
Flexible accommodation
Three/four bedrooms or two/three reception rooms
13'11 x 13'2 lounge with bow window and feature fireplace
Double doors from lounge to dining room
Separate family room/bedroom four
kitchen incorporates built in oven, hob and extractor, utility room
Downstairs shower room incorporating Wc
Family bathroom on the first floor with white suite
Double glazed windows in upvc frames & oil fired heating system
Attached garage and driveway providing off road parking
Enclosed garden at the rear laid to lawn with a westerly aspect
Cul de sac location
Approximately 1.5 miles from Carrickferus town centre
Approximately 0.25 miles from convenience shopping
No ongoing chain

Offers Around £224,950

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		56	67
(39-54) E			
(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



Lounge

13'11 x 13'2'

Double glazed window to front aspect, fireplace with wood surround, cast iron inset & slate hearth, radiator, laminate wood flooring, double doors to



Dining Room

9'9 x 9'8'

Double glazed window to rear aspect, radiator, laminate wood flooring



Family Room

17'1 x 9'8'

Double glazed window to front aspect, radiator



Kitchen

10'3 x 9'8'

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink & drainer with mixer tap over, built in oven and four ring hob with extractor fan over, radiator, laminate wood flooring

Utility Room

14'5 x 5'9'

Double glazed window and door to rear aspect, radiator

Downstairs Shower Room

Double glazed window to rear aspect, white suite comprising low flush Wc, white hand basin and shower cubicle

Stairs & Landing

Airing cupboard, doors to



Bedroom One

12'5 x 11'4'

Double glazed window to rear aspect, radiator

Bedroom Two

11'7 x 9'9'

Double glazed window to front aspect, radiator

Bedroom Three

10'5 x 8' max'

Double glazed, window to front aspect, radiator,



Bathroom

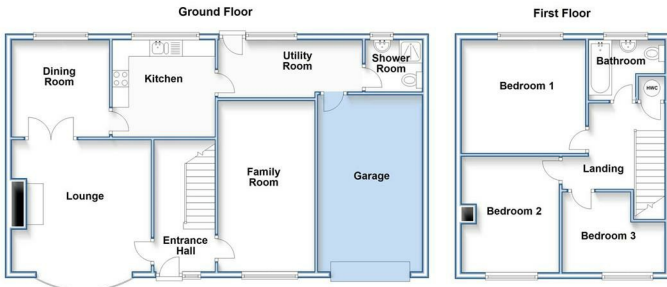
Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink & enclosed bath, radiator, tiled walls, ceramic tiled floors



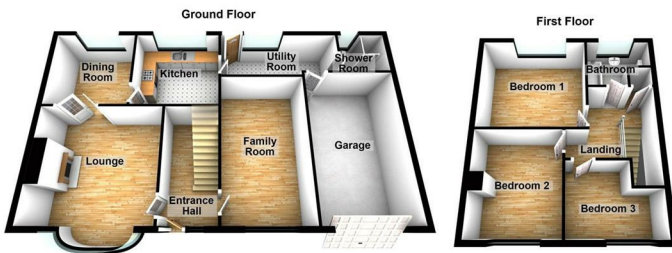
Grounds and Gardens

At the rear there is a garden laid to lawn with patio area

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 PlanIt.



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