

**43 DOWNSHIRE GARDENS  
CARRICKFERGUS  
BT38 7LN**



Substantial detached house  
 Four double bedrooms  
 Master bedroom boasts en suite shower room  
 Wash hand basin and fitted bedroom furniture in bedroom two  
 Spacious 15'6 x 13'11 lounge with feature fireplace  
 Separate dining room and family room  
 Kitchen incorporating pine style units  
 Utility area & downstairs Wc  
 Family bathroom with white suite and electric shower over bath  
 Potential to extend accommodation into loft subject to satisfactory approvals  
 Mature private gardens at the rear laid to lawn with a range of trees and bushes  
 Gas heating system  
 Mostly double glazed  
 Superb highly sought after Downshire location  
 Convenient to Carrickfergus town centre, seafront & transport links  
 Ideal family accommodation  
 Viewing strongly recommended

**Offers Around £244,950**

**Tenure: Leasehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**

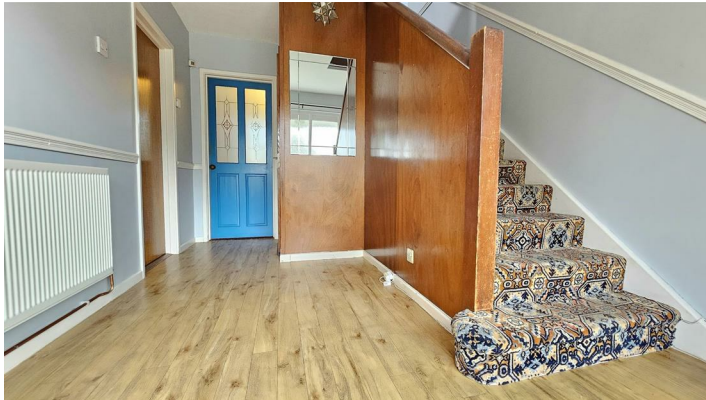
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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This substantial detached house offers ideal family accommodation with four spacious double bedrooms and is located in the highly sought-after Downshire area of Carrickfergus. Conveniently positioned close to the town centre, the seafront, and transport links, viewing is strongly recommended.

### Entrance porch

Double glazed door, windows to front aspect, door to entrance hall



### Entrance hall

Radiator, doors to

### Downstairs Wc

Low flush Wc, wash hand basin



### Lounge

15'6 x 13'11

Double glazed window to front aspect, fireplace with carved mahogany surround, cast iron inset and tiled heath, radiator, sliding doors to dining room



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 18047248





**Dining Room**

10'10 x 9'10

Double glazed window to rear aspect, radiator

**Family room**

18'0 x 9'9

Double glazed windows to front and side aspect, wood panelling to walls and ceilings, radiator



**Kitchen**

12'11 x 9'11

Double glazed window to rear aspect, range of high and low level pine style units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, door to rear hall

**Rear Hall**

Door leading to rear garden, gas boiler

**Stairs and landing**

Double glazed window to front aspect, access to loft space with pull down loft ladder, doors to



**Bedroom one**

13'10 x 12'11 max

Double glazed window to front aspect radiator door to ensuite

**En suite**

White suite comprising low flush Wc, glass bowl style sink sat on shelf, shower cubicle



**Bedroom two**

13'11 x 11'1

Double glazed window to rear aspect, wash hand basin inset on vanity drawer set, radiator



**Bedroom three**

12'0 x 10'5

Double glazed window to rear aspect, radiator

**Bedroom four**

11'1 x 10'5

Double glazed window to front aspect, radiator



**Bathroom**

Double glazed window to rear aspect, white suite comprising low flush Wc, floating sink and enclosed bath, radiator



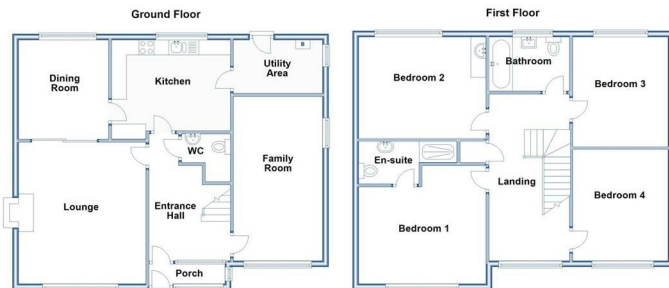


### Gardens and grounds

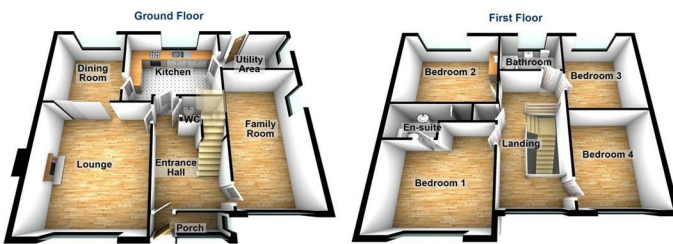
At the rear of the property there is a private garden laid to lawn enclosed by timber fencing and bounded by mature trees and bushes, whilst at the front a garden in lawn and a driveway providing off road parking



## 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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