



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	71
(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	



76 Coronation Road, Carrickfergus,
BT38 7EZ

Offers in the region of:
£109,950

 Reeds Rains

reedsrains.co.uk

76 Coronation Road, Carrickfergus

Description

Red brick semi detached property situated in a sought after and convenient location close to local schooling, shops and public transport. An ideal starter home the internal accommodation offers two separate reception rooms, kitchen with range of fitted units, two bedrooms and a shower room. Benefiting from a gas fired central heating system and double glazed windows. Externally the property is situated on a corner site with off street parking to the rear. An early viewing appointment is essential to avoid disappointment.

Entrance Porch

Entrance Hall

Lounge

11'6" x 10'8" (3.5m x 3.25m)

Fire surround incorporating an open fire (not tested). Laminate wooden floor.

Dining Room

8'2" x 8'1" (2.5m x 2.46m)

Laminate wooden floor.

Kitchen

9'3" x 8'5" (2.82m x 2.57m)

Range of fitted high and low level units.

Single drainer stainless steel sink unit with mixer tap. Part tiled walls and tiled floor.

Wood strip ceiling.

Rear Hall

Fitted units. Tiled floor. Door to rear garden.

First Floor Landing

Bedroom 1

13'3" x 11'1" (4.04m x 3.38m)

Built in robe.

Bedroom 2

11'3" x 9' (3.43m x 2.74m)

Shower Room

Shower cubicle with wall mounted shower and PVC wall panelling. Vanity unit and low flush wc. Part tiled walls. Wood strip ceiling.

Corner Site

Situated on a corner site with gardens front, side and rear. Two garden sheds. Double gates with off street parking.

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 Carrmoney 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.

For full EPC please contact the branch.