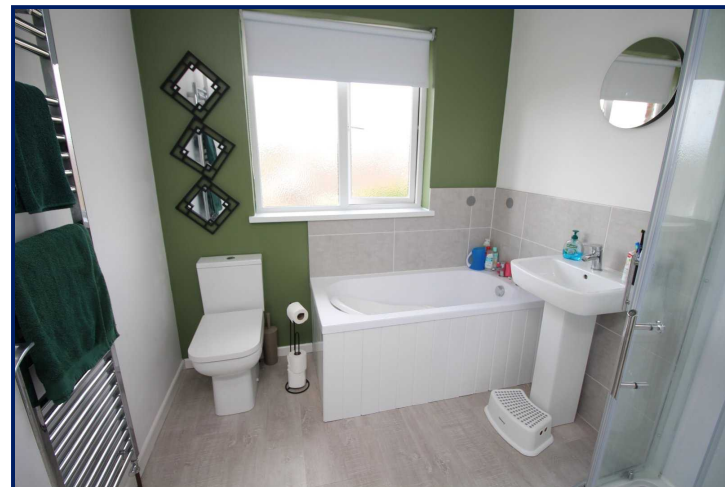


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



48 Downshire Road, Carrickfergus,
BT38 7QD

Offers in excess of: £149,950

 **Reeds Rains**

reedsrains.co.uk

48 Downshire Road, Carrickfergus

Attractive red brick semi detached property situated in a popular location close to local schooling and shopping facilities. Ideally suited to the first time buyer with little to do but simply move in the internal layout offers lounge, modern fitted kitchen/dining area, three bedrooms and a superb four piece white bathroom suite. Complemented further with a gas fired central heating system and double glazed windows. Externally there is dual parking to the front and large well enclosed...

Entrance Hall

PVC double glazed front door. Laminate wooden floor.

Lounge

16'2" x 10'7" (4.93m x 3.23m)
Laminate wooden floor.

Kitchen/Dining Area

16'8" x 10'2" (5.08m x 3.1m)
Modern range of fitted high and low level units. Built in hob and oven. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Integrated fridge/freezer. Part tiled walls. Laminate wooden floor in dining area.

First Floor Landing

Bedroom 1

13' x 9' (3.96m x 2.74m)

Bedroom 2

11'3" x 9'2" (3.43m x 2.8m)
Built in robe with gas boiler.

Bedroom 3

9'3" x 7'4" (2.82m x 2.24m)

Bathroom

Superb four piece white suite comprising panelled bath, separate PVC panelled shower cubicle with wall mounted shower, pedestal

wash hand basin and low flush wc. Heated towel rail. Part tiled walls.

Walled Front Garden

Laid in tarmac offering off street parking.

Rear Garden

Large enclosed rear garden laid in lawn with paved patio area.

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.

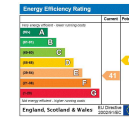
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.