

## 66 NORTHLAND CARRICKFERGUS BT38 8JZ



Semi detached house  
Three bedrooms  
All bedrooms have built in wardrobes  
20'11 x 10'11 lounge diner with double aspect light  
Beech style kitchen units  
White bathroom suite with electric shower and separate Wc  
Double glazed windows in upvc frames  
Oil fired heating system  
Gardens at the rear laid to lawn with a southerly aspect  
Sought after Northland location on the edge of Sunnylands  
Convenient to Carrickfergus town centre and transport links  
No ongoing chain

### Offers Around £98,950

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
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



**Entrance Hall**

Double glazed door to front aspect, radiator, laminate wood floor, doors to.



**Lounge**

20'11 x 10'11

Double glazed windows to front and rear aspect, fireplace with tiled surround and hearth, radiator x2.



**Kitchen**

11'9 x 9'5

Double glazed window to rear aspect, double glazed door to rear aspect, range of high and low level units with roll edge work tops, inset stainless steel sink & drainer with mixed tap over, plumbed for washing machine.

**Stairs and Landing**

Doors to.





**Bedroom One**

10'5 x 10'1

Double glazed window to front aspect, built in wardrobe, radiator.



**Bedroom Two**

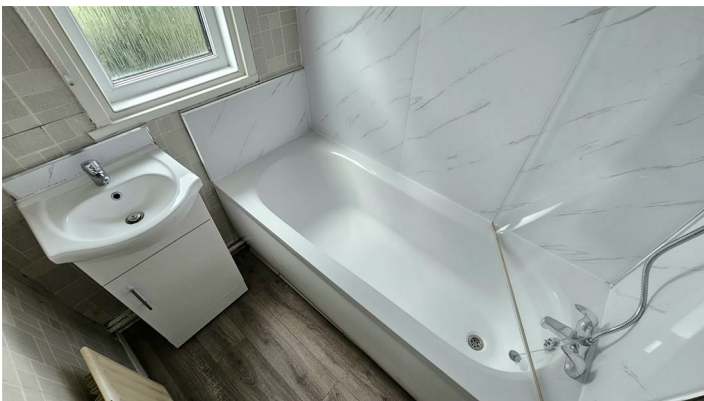
12'11 x 8'7

Double glazed windows to rear aspect, built in wardrobe, radiator.

**Bedroom Three**

10'5 x 6'9

Double glazed window to front aspect, built in wardrobe, radiator.



**Bathroom**

Double glazed window to rear aspect, white suite comprising with vanity unit under & enclosed bath.

**Wc**

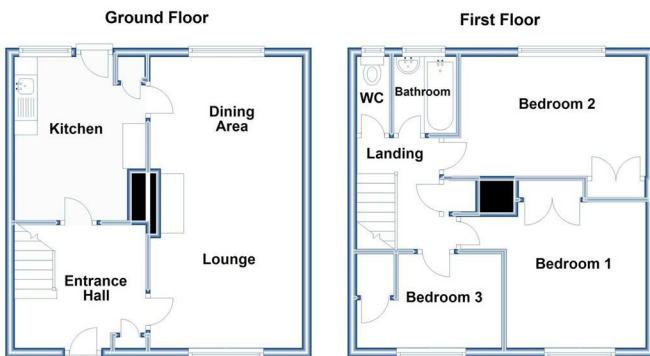
Double glazed window to rear aspect, low flush Wc.



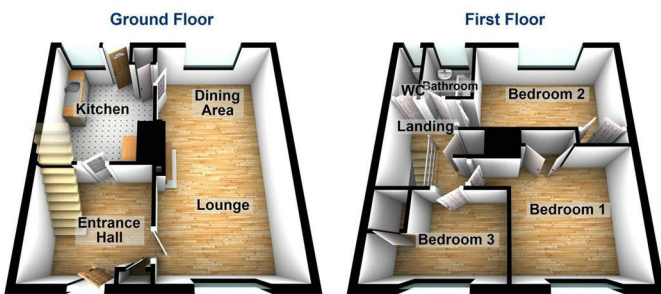
**Garden and Grounds**

At the rear there is a garden laid to lawn with mature trees and hedges.

**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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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: 18160236**



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