

**80 NORTH ROAD  
CARRICKFERGUS  
BT38 8LZ**



Impressive red brick semi detached house  
 Extended at the rear  
 Three bedrooms  
 Lounge with red brick fireplace  
 Family room open plan to dining room  
 Dining room boasts Feature exposed red brick wall  
 Bifold doors leading to rear garden  
 Kitchen incorporating Oak doors  
 Built in stainless steel double oven, hob, extractor and dishwasher  
 Family bathroom with a modern white suite including a separate shower cubicle  
 Downstairs Wc, gas heating and upvc double glazed windows  
 120 ft garden at the rear laid to lawn with a westerly aspect  
 Red brick covered outside bar/entertaining space with an open fire  
 Brick built wood fired pizza oven and detached red brick garage  
 Superb location with in a short distance of Carrick town centre and transport links  
 Viewing essential.

**Offers Around £209,950**

**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                                   |  | 69                      | 69        |
| (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 |           |

This red brick semi-detached house has been extended at the rear and offers a practical contemporary living space for a family or first time buyer. The home boasts three bedrooms and a lounge with a red brick fireplace whilst at the rear there is a family room open plan to the dining area which has an exposed red brick wall and bifold doors leading to the rear gardens.

The kitchen is fitted with oak doors and includes a built-in stainless steel double oven, hob, extractor, and dishwasher. Upstairs, the family bathroom features a white suite and a separate shower cubicle, with an additional WC located downstairs.

At the rear there is an impressive 120 ft garden laid to lawn and enjoying a superb westerly aspect, stand out features in the rear garden include a red brick-covered bar/entertainment space with an open fire, a wood-fired pizza oven, and a detached garage.

Located close to Carrick town centre and transport links, this home offers convenience and easy access to amenities.... schedule a viewing at the earliest opportunity.



### Entrance hall

Radiator, laminate wood flooring, doors to:

### Downstairs Wc

Double glazed window to side aspect, low flush Wc and wash hand basin



### Lounge

12'8" x 10'11"

Double glazed window to front aspect, fireplace with red brick style surround and hearth, radiator, laminate wood flooring



### Family room & dining room

22'2 x 11'8 max

Family room open plan to dining room with double glazed bifold doors to rear aspect, feature exposed red brick wall, radiators, wood flooring



### Kitchen

16'5 x 7'0

Double glazed window to rear aspect, excellent range of high and low level units with a mix of Oak and contrasting gloss doors. Roll edge worktops with inset 1.5 bowl stainless steel sink and drainer and mixer tap over. Integrated stainless steel double oven and four ring gas hob with stainless steel chimney style extractor fan over. built in dishwasher and plumbing for washing machine. Radiator, tiled flooring



### Stairs & landing

Access to loftspace, double glazed window to side aspect, doors to:



**Bedroom one**

11'8 x 10'1

Double glazed window to rear aspect, radiator.

**Bedroom two**

10'11 x 9'0

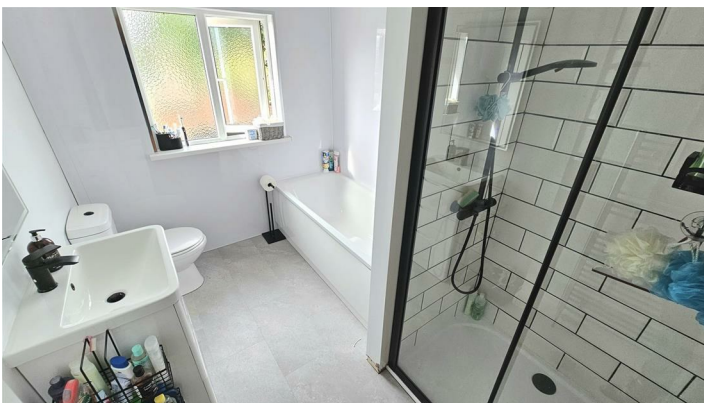
Double glazed window to front aspect, radiator.



**Bedroom three**

8'7 x 7'4

Double glazed window to front aspect, radiator.



**Bathroom**

Double glazed window to rear aspect, white suite comprising low flush Wc, floating sink with vanity unit under, enclosed bath and separate shower cubicle, part pvc clad walls, shower cubicle has white brick style tiling, heated towel rail.

### Gardens and grounds

At the rear of the property there is an extensive garden laid to lawn with a patio area extending to approximately 120 feet, Red brick covered external bar/entertainment space with an open fire and traditional slate roof. Redbrick wood fired pizza oven. At the front of the property there is a driveway



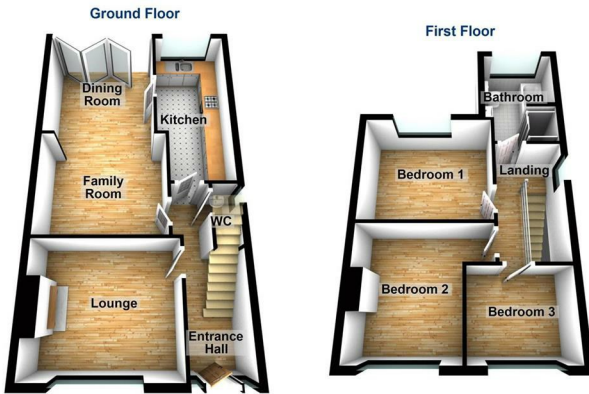
### Garage

Power and light,

**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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