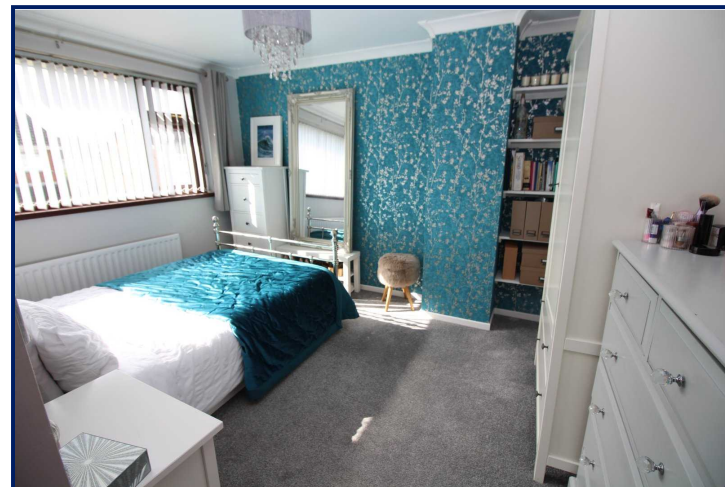




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 Woodlawn Avenue,
Carrickfergus, BT38 8PP

**Offers in the region of:
£167,500**

 **Reeds Rains**

reedsrains.co.uk

16 Woodlawn Avenue, Carrickfergus

Description

Exceptional semi detached property with sun lounge and stunning private rear garden. A credit to its present owner the internal accommodation is suited to both the first time buyer and young family alike. In brief the layout offers lounge, modern fitted kitchen/dining room through to sun room, three bedrooms and a white bathroom suite. The property boasts a gas fired central heating system and double glazed windows. Of particular note is the well enclosed rear garden with sun patio and an abundance of plants and shrubs. Positioned just a short walk to Clipperstown train station, Tesco store and local primary school all in all this home will not disappoint.

Entrance Hall

Oak wood strip floor.

Lounge

16'4" x 11' (4.98m x 3.35m)
Carved wood surround fireplace with tiled inset and hearth incorporating an open fire. Oak wood strip floor.

Kitchen/Dining Area

18'7" x 11'4" (5.66m x 3.45m)
Contemporary range of fitted high and low level units. Sink unit. Built in hob and oven. Integrated dishwasher. Extractor fan. Part tiled walls. Square arch to:

Sun Lounge

11'4" x 9'3" (3.45m x 2.82m)
Double glazed door to rear garden.
Spotlights.

First Floor Landing

Bedroom 1

12'7" x 11'5" (3.84m x 3.48m)

Bedroom 2

11'1" x 9'3" (3.38m x 2.82m)
Excellent range of fitted robes with overhead storage.

Bedroom 3

8'8" x 8'3" (2.64m x 2.51m)

Bathroom

White suite comprising panelled bath with wall mounted Redring electric shower, pedestal wash hand basin and low flush wc. Heated towel rail. Tiled walls.

Front Garden

Laid in lawn with a variety of plants and shrubs.

Rear Garden

Private enclosed rear garden laid in lawn with an abundance of plants, shrubs and trees. Patio area. Garden shed and greenhouse.

Driveway 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 Carnmoney 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.