

55 MINORCA DRIVE CARRICKFERGUS BT38 8WS



Red brick mid terrace townhouse

Two bedrooms

Master bedroom to 14'8 x 10'4

14'8 lounge with feature fire place

Kitchen open plan to upvc conservatory

Double glazed windows in upvc frames

Gas heating system

Enclosed garden at the rear with a south westerly aspect

Driveway providing off road parking for two cars

Excellent location within 0.5 miles from Carrickfergus town centre

No ongoing chain, ideal first time buy or investment property

Asking price reflects the need for some minor updating in the kitchen & bathroom

Offers Around £107,995

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|-------------------------|-----------|
| (02 plus) A | lowest running costs | | |
| (01-01) B | | | |
| (09-10) C | | 67 | 68 |
| (05-08) D | | | |
| (09-54) E | | | |
| (21-38) F | | | |
| (1-20) G | Not energy efficient - higher running costs | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

This attractive red brick townhouse is perfect for first-time buyers or as an investment property, It has two bedrooms, with the master being a spacious 14'8 x 10'4. The 14'8 lounge has a feature fireplace, and the kitchen opens up to a bright UPVC conservatory, giving you extra living or dining space The house has double-glazed windows, a gas heating system, and an enclosed rear garden with a sunny south-westerly aspect whilst at the front there is off-road parking for two cars.

Located just 0.5 miles from Carrickfergus town centre, it is convenient to all amenities including transport links and the popular seafront promenade.

Although the kitchen and bathroom could use some minor updates, this is reflected in the asking price and with no ongoing chain, a quick completion may be possible.

Viewing recommended

Lounge

14'8 x 10'4

Double glazed window to front aspect, radiator

Kitchen diner

14'6 x 8'9

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, radiator, laminate wood flooring, open plan to conservatory.

Conservatory

8'2 x 6'1

uPVC double glazed door to rear garden.

Stairs & landing

Access to loft space, doors to:

Bedroom one

14'8 x 10'4

Double glazed window to front aspect, radiator, laminate wood flooring.

Bedroom two

8'9 x 7'6

Velux window to rear aspect, built-in wardrobe.

Bathroom

Double glazed window to rear aspect, low flush Wc, pedestal sink and enclosed bath, radiator

Gardens & grounds

At the rear there is a garden laid to stones with a south westerly aspect, at the front there is a driveway.

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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