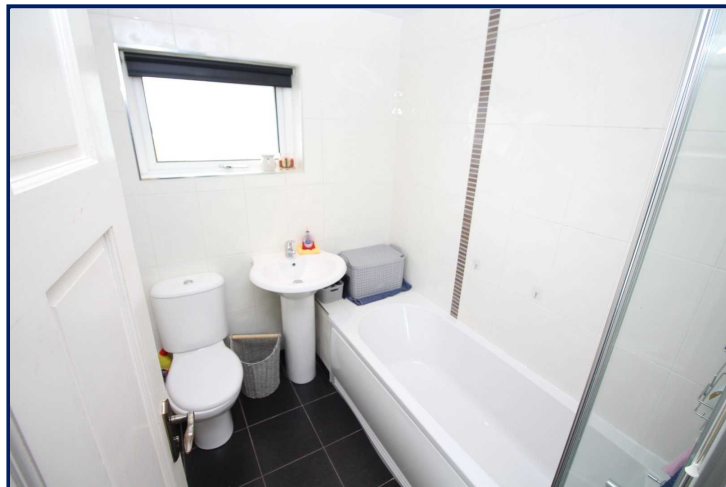





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



2 Castleburn Drive, Carrickfergus,
BT38 7NX

**Offers in the region of:
£144,950**

 **Reeds Rains**

reedsrains.co.uk

2 Castleburn Drive, Carrickfergus

Description

Semi detached property with extensive rear garden and detached matching garage/office. An ideal home for the first time buyer the internal accommodation offers lounge, kitchen/dining area, three bedrooms and a white bathroom suite. Benefiting from gas fired central heating system and double glazed windows. Situated in a popular location an internal viewing can be arranged through Reeds Rains on 02893 351727.

Entrance Porch

Lounge

16' x 12'4" (4.88m x 3.76m)

Inner Hall

Stairs to first floor.

Kitchen/Dining Area

15'9" x 10'1" (4.8m x 3.07m)

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Built in hob and oven. Extractor fan. Dishwasher. Parr tiled walls. PVC double glazed door to rear garden.

First Floor Landing

Bedroom 1

12'5" x 12'1" (3.78m x 3.68m)

Range of fitted robes with mirrored sliding door.

Bedroom 2

12'4" x 8'8" (3.76m x 2.64m)

Fitted robes with mirrored sliding doors.

Bedroom 3

9' x 6'9" (2.74m x 2.06m)

Bathroom

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

Front Garden

Laid in lawn.

Extensive Rear Garden

Laid in lawns.

Detached Garage

11'7" x 11'1" (3.53m x 3.38m)

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.

Floorplan Clause

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

For full EPC please contact the branch.