

13 FAIRVIEW TERRACE WOODBURN ROAD CARRICKFERGUS BT38 8PY



Red brick mid terrace house
Two double bedrooms
Feature cast iron fireplace in master bedroom
Lounge open plan to dining area
Updated kitchen incorporating modern shaker style units
White bathroom suite
Gas heating system
Double glazed windows in upvc frames
Located on the sought after Woodburn Road
Convenient to transport links and town centre
No ongoing chain
Ideal as a first time buyer or as an investment property

Offers Around £84,995

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 | | 71 | 72 |
| (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 | |

Entrance Hall

Door to lounge



Lounge

14'0 x 12'0

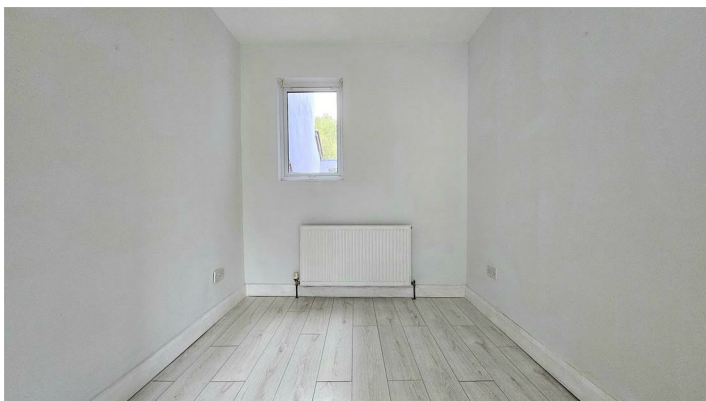
Double glazed window to front aspect, fireplace with cast iron surround, radiator, laminate wood floor, open plan to dining room



Dining Room

7'10 x 7'9

Double glazed window to rear aspect, radiator, laminate wood floor





Kitchen

13'10 x 7'8

Double glazed window to side aspect, range of grey shaker style high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, stainless steel chimney style extractor fan, brick style tiled splash back, door to rear yard



Stairs and Landing

Doors to



Bedroom One

12'11 x 10'4

Double glazed windows to front aspect, feature fireplace with cast iron surround, radiator



Bedroom Two

13'11 x 7'8

Double glazed window to rear aspect, radiator

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.

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Bathroom

Double glazed window to rear aspect, white suite comprising low flush WC, floating sink set on vanity unit, enclosed bath with shower over and PVC splash backs, radiator

Rear Yard

At the rear there is a yard

Floor Plans



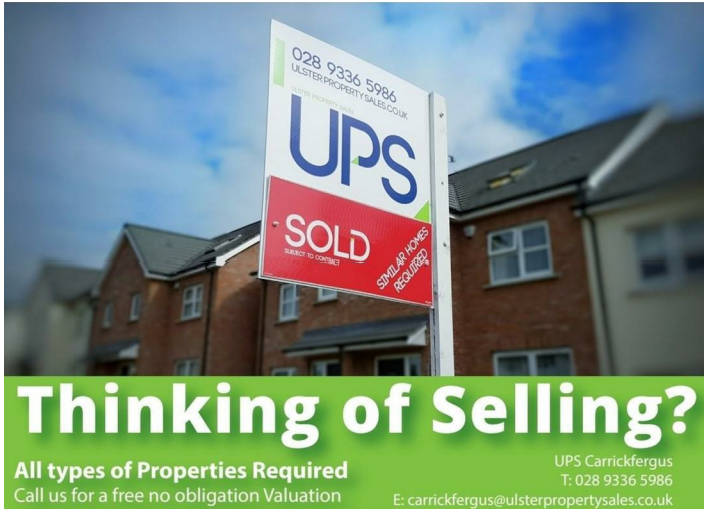
Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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