



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



23 Windermere Road,
Carrickfergus, BT38 7JR

Offers in the region of:
£120,000

 **Reeds Rains**

reedsrains.co.uk

23 Windermere Road, Carrickfergus

Semi detached property ideally suited to both the first time buyer and young family situated in a popular residential location close to local schooling. The internal layout offers lounge, dining area, well fitted kitchen, three bedrooms and a white bathroom suite. Benefiting from an oil fired central heating system, double glazed windows, enclosed rear garden, driveway parking and car port. Recent experience has proven a high demand for properties in this area, an early viewing appointment is strongly advisable.

Entrance Porch

Lounge

16'4" x 14'2" (4.98m x 4.32m)
Square arch to dining area.

Dining Area

12'1" x 8'6" (3.68m x 2.6m)
Laminate wood strip floor. Access to;

Sunroom

10'5" x 8'5" (3.18m x 2.57m)
Wood laminate floor.

Kitchen

12'8" x 7'6" (3.86m x 2.29m)
Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Five ring gas Rangemaster cooker and oven. Plumbed for washing machine. Part tiled walls. Door to rear garden.

First Floor Landing

Access to roofspace.

Bedroom 1

10'4" x 9'7" (3.15m x 2.92m)
Built in mirror slide robes.

Bedroom 2

13'1" x 9'5" (4m x 2.87m)

Bedroom 3

10'3" x 6'6" (3.12m x 1.98m)

Bathroom

White suite comprising 'P' shaped panelled bath with shower over, pedestal wash hand basin and low flush wc. PVC panel walls and ceiling.

Front Garden

Laid in lawn.

Rear Garden

Enclosed rear garden in mature shrubs and trees.

Driveway Parking

Car port.

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.

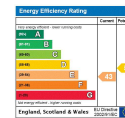
All Measurements are Approximate.

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.