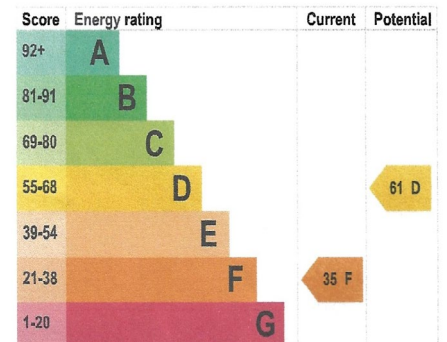


**PROPERTIES**  
**fergus**  
*Established* 1976

**Fergus Properties**  
**12 Green Street**  
**CARRICKFERGUS, BT38 7DT**  
Telephone : 028 93 362346  
Mobile : 07523 398594

## **9 QUEEN STREET**

### ***CARRICKFERGUS, BT38 8AP***



naea | propertymark  
PROTECTED

**Fergus Properties wish to offer to the Open Market number 9 Queen Street, Carrickfergus.**

**The Mid Terraced Three Storey House consists of Large Lounge/diner, kitchen, bathroom, four bedrooms and a rear yard and garden area beyond.**

**The property has UPVC Double Glazed Windows and Doors as well as new Velux Windows fitted and is Oil Fired Central Heating.**

**The property is situated in the heart of Carrickfergus and within walking distance of the town centre, bus and railway stations and local integrated primary school.**

**This is an Ideal Investment Opportunity.**

**PRICE: OFFERS AROUND £79,950**

**NOTE: - These Particulars are given that they will not be construed as part of a contract conveyance or lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.**

**Fergus Properties is the  
longest Established  
Independent Estate  
Agents in Carrickfergus,  
established 1976.**

We pride ourselves on the exceptional level of customer service we provide to our Buyers, Sellers, Landlords and Tenants.

**028 93 362346**

www.carrickfergusproperties.co.uk  
email: office@fergus-properties.co.uk



- Mid Terraced Three Storey House
- Large Lounge / Diner
- Kitchen
- Bathroom
- Four Bedrooms
- UPVC Double Glazed Windows and Doors
- Oil Fired Central Heating
- Rear Yard with garden beyond
- Investment Opportunity

ACCOMMODATION

UPVC Front door leading to

*HALLWAY*

Large hallway area with high ceilings. Radiator.

*LOUNGE / DINER 21'05" x 9'09"*

With Double windows to the front and archway splitting the two rooms. Radiators on each side of the room.

*KITCHEN 9'01" x 6'04" (at widest)*

A galley style kitchen with high and low level units. 1 ½ stainless steel sink unit with mixer tap. Space for cooker with extractor fan fitted over.

STAIRS LEADING TO FIRST FLOOR

*BATHROOM 5'11" x 6'08"*

With bathtub and power shower fitted over, pedestal wash hand basin and low flush W.C. Radiator.

*BEDROOM ONE 11'0" x 8'02"*

With radiator. Overlooking rear of property.

*BEDROOM TWO 13'06" x 9'11"*

With two windows. Radiator. Overlooking front of property.

STAIRS LEADING TO SECOND FLOOR

*BEDROOM THREE 11'01" x 8'03"*

With Dormer window. Radiator.

[WWW.Carrickfergusproperties.co.uk](http://WWW.Carrickfergusproperties.co.uk)  
email – [Office@Fergus-properties.co.uk](mailto:Office@Fergus-properties.co.uk)  
or  
[Ferguspropertiescarrickfergus@gmail.com](mailto:Ferguspropertiescarrickfergus@gmail.com)



## *BEDROOM FOUR 13'06" x 10'0"*

With Dormer window. Radiator. Angled ceiling to one side of room.

## *OUTSIDE*

### *REAR YARD*

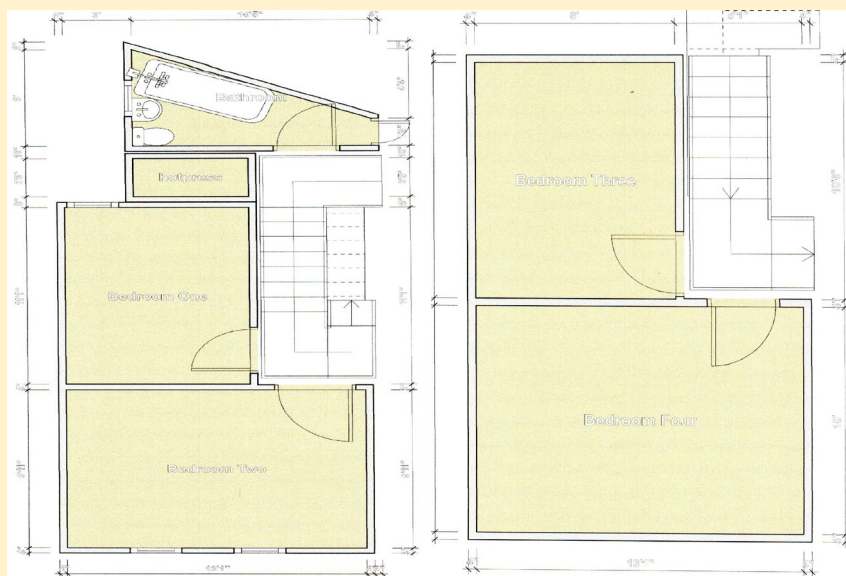
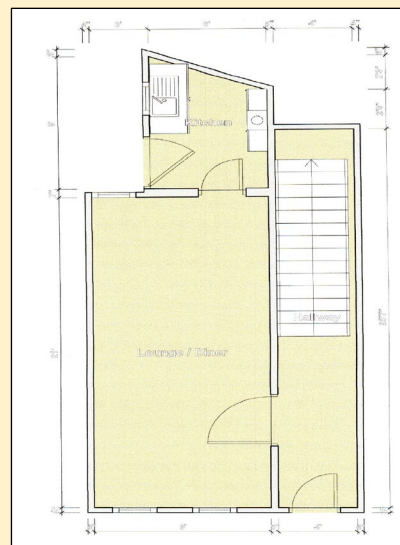
Enclosed rear yard. Fully concreted.

### *OUTHOUSE*

Housing the Oil-Fired Boiler. Plumbed for washing machine. Water, power and light.

### *GARDEN*

A garden area to the rear which houses a large tree and the oil tank.



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**ico.**  
Information Commissioner's Office



**TENURE - Leasehold (assumed)**

**PROPERTY RATES (approx.) - £646.06**



**PROPERTIES**  
**fergus**

*Established*

*1976*

**FREE VALUATIONS**

with no upfront fees.

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