

17 Higgins Court, Carrickfergus

**Offers in the region of:
£145,000**

 **Reeds Rains**

reedsrains.co.uk

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Entrance Hall

Laminate wooden floor.

Cloakroom/WC

WC and vanity unit. Heated towel rail.

Lounge

16'7" x 11'3" (5.05m x 3.43m)

Fireplace with electric fire inset (not tested).

Laminate wooden floor. Spotlights.

Kitchen/Dining Area

12'7" x 9'8" (3.84m x 2.95m)

Contemporary range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Extractor fan.

First Floor Landing

Master Bedroom

13'5" x 12'7" (4.1m x 3.84m)

Laminate wooden floor.

En-Suite Shower Room

White suite comprising shower cubicle with Aqualisa wall mounted electric shower, pedestal wash hand basin and low flush wc. Heated towel rail. Tiled floor.

Bedroom 2

11' x 7'7" (3.35m x 2.3m)

Laminate wooden floor.

Bathroom

Superb white suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor. Extractor fan.

Front Garden

Laid in small stones.

Enclosed Rear Garden

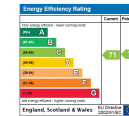
Low maintenance paved rear garden.

Aluminium shed. Water tap.

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All Measurements
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.



For full EPC please contact the branch.