

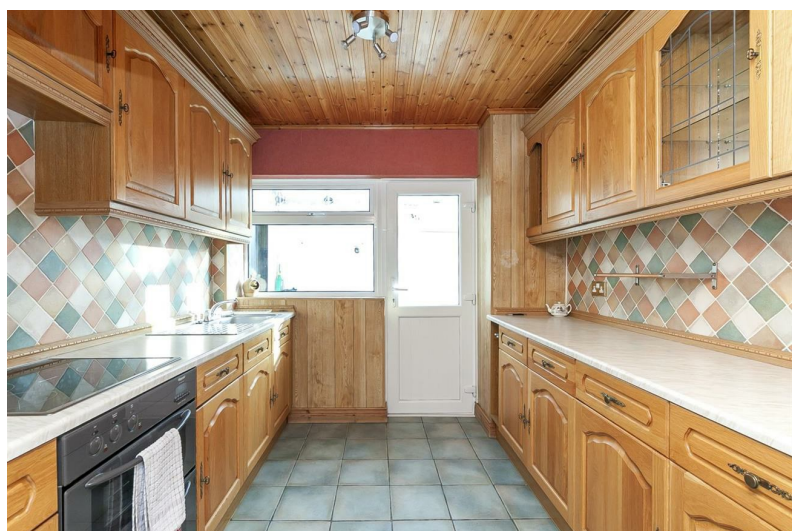


85 Woodburn Avenue, Carrickfergus, BT38 8HE

- End Terrace Property
- Lounge; Separate Dining Room
- Bathroom
- Private Driveway
- Outbuildings
- Three Well-Proportioned Bedrooms
- Kitchen
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £94,950

EPC Rating D



85 Woodburn Avenue, Carrickfergus, BT38 8HE



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Glass panelled door leading to:

LOUNGE 13'2" x 12'7"

Focal point fireplace. Wood laminate floor covering. Open arch leading to:

DINING ROOM 10'1" x 9'7"

Wood laminate floor covering.



KITCHEN 10'9" x 8'10"

Modern fitted kitchen with range of high and low level storage units, with contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob. Integrated double oven. Space for fridge freezer. Glass fronted display cabinet. Built in wine rack. Splashback tiling to walls. Tiled floor. PVC double glazed door, leading to lean to porch. Access to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 11'5" x 11'0" (wps)

Built in wardrobe.

BEDROOM 2 11'1" x 10'2"

Built in wardrobe.

BEDROOM 3 8'10" x 8'6"

BATHROOM

Three piece suite comprising corner bath, vanity unit and WC. Electric shower over bath. Fully tiled walls.

EXTERNAL

Low maintenance, paved front garden.

Entrance canopy.

Double gates, leading to paved, private driveway area.

Large side garden, finished in lawn and range of plants, trees and shrubbery.

Low maintenance, fully enclosed, paved rear garden.

Access to twin stores.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Well presented, three bedroom, end terrace property, occupying a large site with private driveway, garden and outbuildings, situated on Woodburn Road, Carrickfergus.

The property comprises entrance hall, lounge, dining room, kitchen, rear porch, three well-proportioned bedrooms and bathroom.

Externally, the property enjoys private driveway, large side garden, finished mainly in lawn, low maintenance paved rear garden and outbuildings.

Other attributes include gas heating, PVC double glazing and convenient location.

Ideal first time buy or buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	69
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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