



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>64</b>
(39-54)	<b>E</b>	<b>41</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 Castleburn Road, Carrickfergus

**Offers in the region of: £135,000**

Reeds Rains

reedsrains.co.uk

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### Description

Semi detached property situated in a popular location offering an ideal opportunity for the first time buyer to enter onto the housing ladder. The internal layout offers two reception rooms, kitchen with range of fitted units, three bedrooms and a bathroom. The property benefits from an oil fired central heating system, double glazed windows and attached garage with additional office/study to the rear. Positioned on a corner site with driveway parking an internal viewing can be arranged through Reeds Rains on 02893 351727.

### Lounge

15'9" x 12'4" (4.8m x 3.76m)  
Fireplace with open fire. Laminate wooden floor.

### Dining Room

10'3" x 8'3" (3.12m x 2.51m)

### Kitchen

14'6" x 6'9" (4.42m x 2.06m)  
Range of high and low level units. One and a half bowl stainless steel sink unit. Part tiled walls. Access to office / study.

### First Floor Landing

### Bedroom 1

13' x 10'1" (3.96m x 3.07m)  
Laminate wooden floor. Double built in robe.

### Bedroom 2

12'2" x 9'7" (3.7m x 2.92m)  
Built in double robes and hotpress. Laminate wooden floor.

### Bedroom 3

9'2" x 6'9" (2.8m x 2.06m)  
Laminate wooden floor.

### Bathroom

Suite comprising panelled bath with wall mounted electric shower, pedestal wash hand basin and low flush wc.

### Corner Site

Situated on a large corner site with well enclosed rear garden.

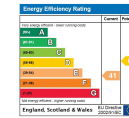
### Attached Garage Plus Study/Office

16'6" x 12'2" (5.03m x 3.7m)  
Additional office /study with access to the rear garden 11'9" x 9'2".

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  
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.