

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
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

# 1 Castleburn Road, Carrickfergus

## 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".

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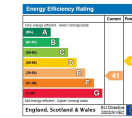
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All Measurements are Approximate.

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.