

19 MARLBOROUGH CRESCENT CARRICKFERGUS BT38 7RZ

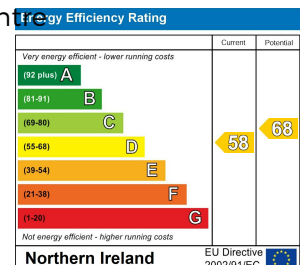


Semi detached property
 Extended at the rear providing four Bedrooms
 Master bedroom has dressing area and sliding doors to rear garden
 19'2 x 12'7 lounge with hole in the wall style fireplace
 17'7 kitchen open plan to dining area
 White bathroom suite with shower over bath and chrome heated towel rail
 Double glazed windows in upvc frames
 Oil fired heating system
 Driveway with extensive parking for the approximately six cars
 Detached garage and gardens at the front and rear laid to lawn
 Cul de sac location approximately 1.5 miles from Carrickfergus town centre
 Ideal accommodation for a family

Offers Around £199,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986



This spacious semi-detached property, extended at the rear, offers excellent family living and is located in a quiet cul-de-sac just 1.5 miles from Carrickfergus town centre. The home features four well-proportioned bedrooms, including a master bedroom with a dressing area and sliding doors that lead directly to the rear garden, while the 19'2 x 12'7 lounge is well proportioned, centered around a modern hole-in-the-wall fireplace. The 17'7 kitchen, open to the dining area, provides an additional functional and social area providing a layout ideal for family meals and entertaining.

The bathroom is finished with a white suite, a shower over the bath, and a chrome heated towel rail. Additional features include double-glazed UPVC windows and an oil-fired heating system. Externally, the property boasts a detached garage, gardens to the front and rear laid to lawn, and a spacious driveway with parking for up to six cars. With its combination of space, and convenient location, this home is an ideal choice for families.

Early viewing is highly recommended to appreciate all it has to offer.

Entrance Hall

Double glazed door, doors to

WC

White suite comprising low flush WC, pedestal sink



Lounge

19'2 x 12'7

Double glazed window to front aspect, hole in the wall style fireplace, radiator, laminate wood floor



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.

REF: 16828525



Kitchen/Diner

17'7 x 14'2

Double glazed window to front and rear aspect, double glazed door to side aspect, range of high and low level units with roll edge worktops, inset 1.5 bowl sink and drainer with mixer tap over, built in oven and 4 ring hob with pull out extractor fan over, integrated dishwasher and washing machine, radiator, open plan to dining area



Hallway

Doors to



Bedroom One

22'3 x 8'9 reducing to 7'9

Double glazed sliding patio doors to rear garden, radiator, open plan to dressing area



Bedroom Two

12'2 x 9'0

Double glazed window to rear aspect, radiator

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Bedroom Three

13'1 x 8'0

Double glazed window to rear aspect, radiator



Bedroom Four

9'10 x 9'0

Double glazed window to side aspect, radiator



Bathroom

Double glazed window to side aspect, white sink comprising low flush WC, pedestal sink and enclosed bath with shower over, chrome heated towel rail



Garden & Grounds

At the rear there is a garden laid to lawn enclosed by fencing and hedging. At the front there is a garden laid to lawn and a driveway providing off road parking for five cars



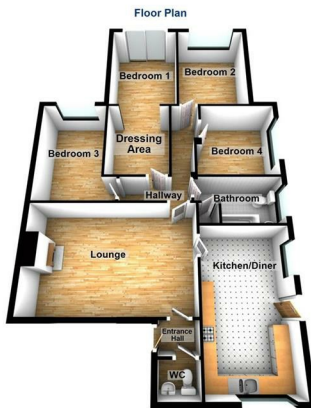
Detached Garage

Detached garage with roller door

Floor Plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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