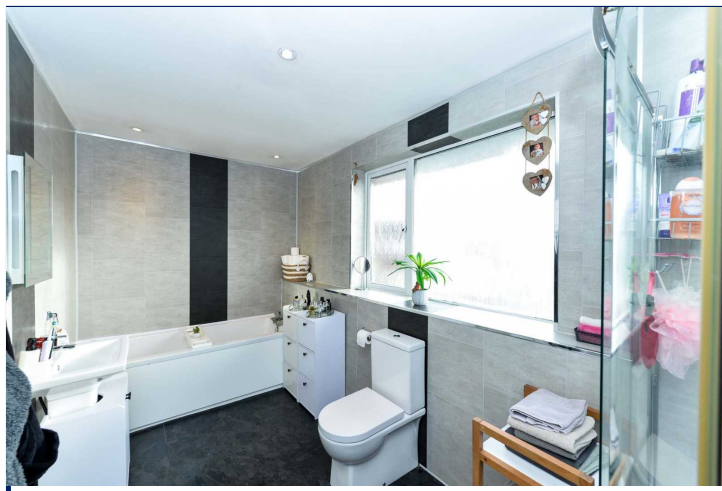


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	88	90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



39 Hillview Road, Carrickfergus

Offers in the region of:  
**£245,000**

 Reeds Rains

reedsrains.co.uk



39 Hillview Road, Carrickfergus  
Offers in the region of: £245,000

Measurements are approximate. Not to Scale. For illustrative purposes only.

#### Entrance Hall

Tiled floor. Understair storage.

#### Lounge

16'9" x 14'9" (5.1m x 4.5m)

Herringbone engineered laminate wooden flooring. Imitation fireplace. Feature part wood panelled wall.

#### Kitchen/Dining Area

21'7" x 11' (6.58m x 3.35m)

Modern range of fitted high and low level units. Single drainer sink unit with mixer tap. Centre island with built in hob. Eye level oven. Wall mounted radiator. Spotlights. Double glazed patio door to:

#### Sun Lounge

14'7" x 10'3" (4.45m x 3.12m)

PVC double glazed French doors to rear garden.

#### Family Room

15'1" x 14'11" (4.6m x 4.55m)

Laminate wooden floor. Partitioned off with access through to:

#### Play Room/Office

13'9" x 12'7" (4.2m x 3.84m)

Laminate wooden floor. PVC double glazed patio doors to rear garden. Spotlights.

#### First Floor Landing

#### Master Bedroom

17'8" x 14' (5.38m x 4.27m)

#### En-Suite Bathroom

Deluxe white suite comprising Spa bath, pedestal wash hand basin and low flush wc. Heated towel rail. Spotlights. PVC wall panelling.

#### Bedroom 2

11'11" x 7'9" (3.63m x 2.36m)

Storage cupboard.

#### Bedroom 3

13'2" 9'6" (4.01m 2.9m)

Range of fitted robes with overhead storage. Velux double glazed window.

#### Bedroom 4

15'5" x 10'4" (4.7m x 3.15m)

#### Bathroom

9'6" x 8'2" (2.9m x 2.5m)

Superb four piece white bathroom suite comprising bath, separate shower cubicle, wash hand basin and low flush wc. Part tiled walls and tiled floor.

#### Front Garden

Laid in lawn.

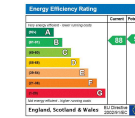
#### Enclosed Rear Garden

With paved patio area and laid in bark.

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 Carrmoney 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.