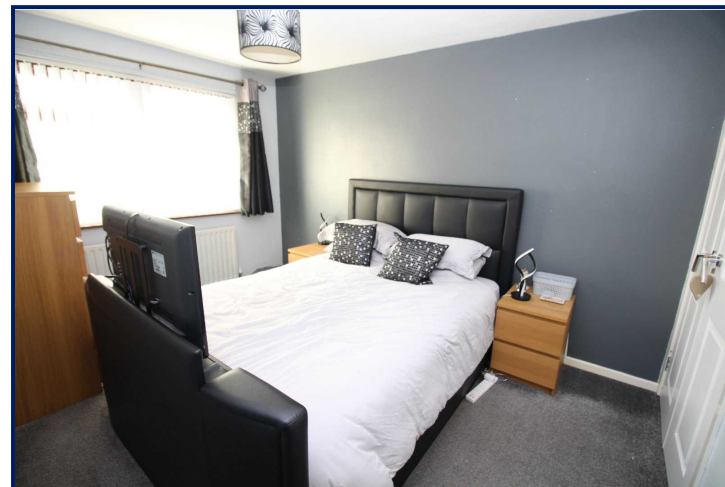



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



9 Castleburn Avenue,
Carrickfergus, BT38 7PG

Offers in the region of:
£149,950

 **Reeds Rains**

reedsrains.co.uk

9 Castleburn Avenue, Carrickfergus

Description

Well presented semi detached property situated within a cul-de-sac on an excellent corner site. An ideal starter home which has proved popular the internal accommodation offers lounge, kitchen/dining area, three bedrooms and a white bathroom suite. A gas fired central heating system and double glazed windows are both installed. Externally there is a well enclosed rear and side garden with good driveway parking. An early viewing appointment comes highly recommended to avoid disappointment.

Entrance Porch

Lounge

16'3" x 12'6" (4.95m x 3.8m)

Feature carved wood surround fireplace with cast iron inset incorporating an open fire.

Inner Hall

Kitchen/Dining Area

15'9" x 9'9" (4.8m x 2.97m)

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Built in hob and oven. Laminate wooden floor in dining area and tiled floor to kitchen. Door to rear garden.

First Floor Landing

Bedroom 1

12'3" x 10'3" (3.73m x 3.12m)

Two built in robes.

Bedroom 2

10' x 9'9" (3.05m x 2.97m)

Fitted robes with mirrored sliding doors.

Laminate wooden floor.

Bedroom 3

9'2" x 7' (2.8m x 2.13m)

Laminate wooden floor.

Bathroom

White suite comprising panelled bath with wall mounted Triton electric shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

Spacious Parking To The Front

Laid in tarmac.

Enclosed Rear Garden

Paved low maintenance rear garden with garden shed.

Enclosed side garden.

Laid in lawns with decking.

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 Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.

Floorplan Clause

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

For full EPC please contact the branch.