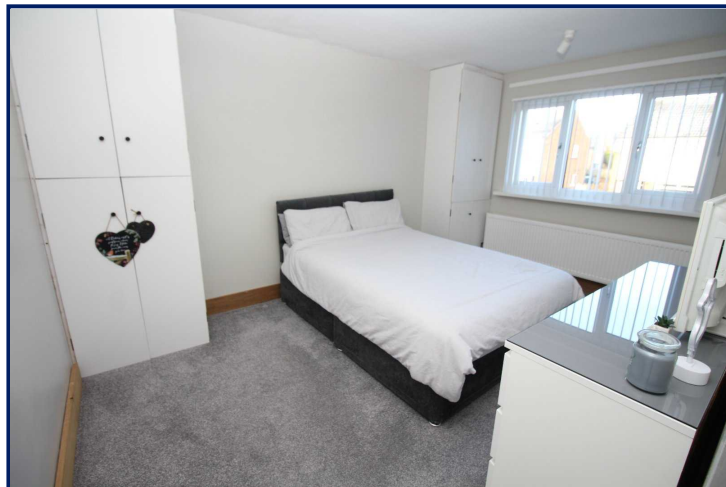


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



13 Chilton Road, Carrickfergus,
BT38 7JT

Offers in the region of:
£189,950

 **Reeds Rains**

reedsrains.co.uk

13 Chilton Road, Carrickfergus

Description

Exceptionally well presented detached property modernised to a high standard throughout. Ideally suited to both the first time buyer and those wishing to downsize the internal layout offers lounge open through to modern kitchen/dining area with French doors to lean to conservatory, three first floor bedrooms and a contemporary four piece white bathroom suite. Boasting a gas fired central heating system, double glazed windows and detached matching garage. Positioned close to local schooling and shopping facilities we have no hesitation in recommending an internal viewing.

Entrance Hall

Laminate wooden floor.

Lounge

14'4" x 10'8" (4.37m x 3.25m)
Square arch to:

Kitchen/Dining Area

16'3" x 12'4" (4.95m x 3.76m)
Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Breakfast bar. Double glazed door and double glazed sliding patio door to rear garden.

Lean To Conservatory

9'9" x 7'6" (2.97m x 2.29m)
Tiled floor.

First Floor Landing

Bedroom 1

13'7" x 9'5" (4.14m x 2.87m)

Bedroom 2

13'1" x 9'7" (4m x 2.92m)

Bedroom 3

10'7" x 6'6" (3.23m x 1.98m)

Bathroom

Luxury four piece white suite comprising bath with telephone hand shower, walk in shower area with rain head shower head and shower attachment, vanity unit and low flush wc. Part tiled and part wood panelled walls. Tiled floor.

Detached Garage

21'6" x 8'4" (6.55m x 2.54m)
Remote control roller door.

Front Garden

Low maintenance area to the front offering off street parking and driveway to garage.

Rear Garden

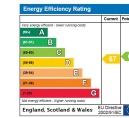
Well enclosed rear garden laid in lawn with decking and water feature.

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 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.