

**57 ROSEBROOK GROVE  
CARRICKFERGUS  
BT38 8NS**



First floor apartment  
Two bedrooms  
Lounge with open fire  
Shower room incorporating electric shower  
Separate kitchen  
Double glazed windows in upvc frames, gas heating system  
Communal car parking  
Convenient to Carrickfergus town centre and transport links  
Property is currently let. Viewings are invited from property investors  
Current rental yield available on request

**Offers Around £69,950**

**Tenure: Leasehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### **Entrance hall**

Double glazed door, doors to

### **Lounge**

11'1 x 10'9

Double glazed window to front aspect, fireplace with mahogany surround and tiled inset, radiator

### **Kitchen**

11'6 x 7'11

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over

### **Bedroom one**

11'1 x 11'1

Double glazed window to front aspect, radiator

### **Bedroom two**

8'4 x 7'4

Double glazed window to rear aspect, built in wardrobe, radiator

### **Shower room**

Double glazed window to rear aspect, white suite comprising, low flush Wc, pedestal sink and shower cubicle with electric shower over.

### **Outside**

At the rear there is a communal car park and a brick storage shed

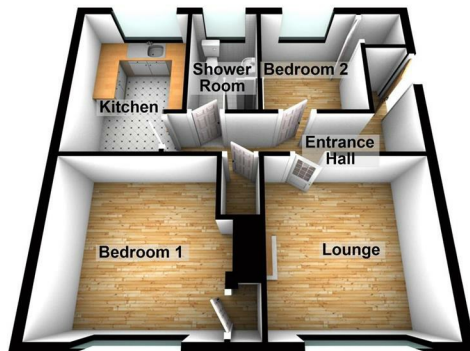
## Floor plan

Floor Plan



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.

Floor Plan



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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.

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