

## 23 Chilton Road, Carrickfergus, BT38 7JT



- Extended Semi Detached Chalet Bungalow
- 3 Receptions
- 3 Well Proportioned Bedrooms
- Modern Gally Style Fitted Kitchen
- White Bathroom Suite
- Separate Family Room
- Extensive South Facing Garden to Rear
- Detached Garage with Power and Light
- Oil Fired Central Heating/PVC Double Glazed
- Popular Convenient Location

### PRICE Offers Over £162,500

*Positioned in a popular convenient residential location, within walking distance to public transport, shops and schools. This well presented extended semi-detached home enjoys a well planned living layout incorporating three well proportioned bedrooms, spacious lounge, dining room, family room and galley style fitted kitchen. Externally, the property further benefits from lawn to front, parking to side with ample space for a variety of vehicles and an extensive garden to rear. Ideally suited to the first time buyer. An early viewing is highly recommended.*



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed entrance door with matching side screens into well presented entrance hall. Dado rail accent. Quality laminate floor extending into lounge.

#### LOUNGE 14'0" x 12'11"

Attractive feature fireplace with cast iron surround and granite hearth. Quality laminate flooring. Archway open into:



#### DINING ROOM 12'1" x 8'11"

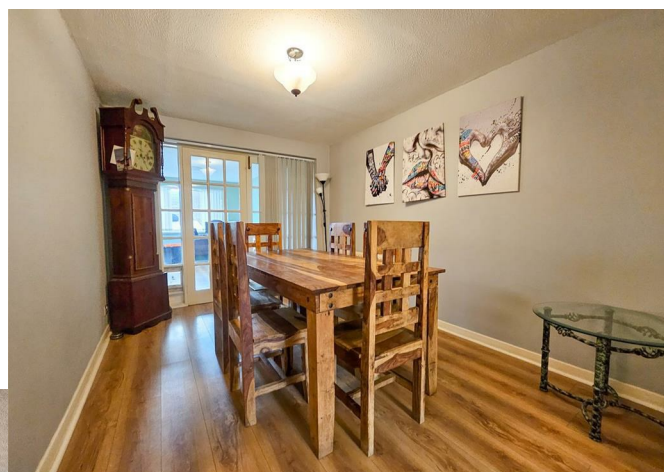
Quality laminate flooring. French doors into:

#### FAMILY ROOM 13'11" x 9'9"

Quality laminate flooring. Overlooking extensive rear gardens.

#### MODERN GALLEY STYLE KITCHEN 12'0" x 7'2"

Equipped with a comprehensive range of high and low level shaker style pine units with contrasting laminate work surfaces. One and a half bowl stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include; Oven, separate four ring electric hob, overhead extractor fan housed in stainless steel canopy with glass hood, dishwasher, washing machine and fridge freezer. Twin glass display cabinets. Part tiled walls. Ceramic floor tiling. Archway into rear porch/all with PVC double glazed door to side and rear garden.





## FIRST FLOOR

Access to roof space

### BEDROOM 1 13'6" x 9'6"

Quality laminate flooring. Built in hot press storage cupboard.



### BEDROOM 2 10'8" x 9'9"

Built in storage cupboard.

### BEDROOM 3 10'5" x 6'8"

### BATHROOM 6'4" x 6'3"

Comprising panelled bath with hand shower attachment, fixed shower screen with electric shower unit, pedestal wash hand basin and low flush w.c. Fully tiled walls in contrasting tiles with decorative border. Pine panelled ceiling with low voltage downlighters. Laminate flooring.



## OUTSIDE


Neat garden to front, laid in lawn. Drive way to side with double gates leading to detached garage. Outside power and water supply.

Extensive south facing rear garden 65, laid in lawn with paved patio and walkway. Stocked with a variety of trees and shrubs.

## DETACHED GARAGE 23'2" x 9'4"

Up and over door. Power and light. Oil fired boiler.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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