

62 ALBERT ROAD CARRICKFERGUS BT38 8AE



Red brick mid terrace house
 Accommodation over three floors
 Four bedrooms

22'4 x 9'11 Lounge open plan to dining room
 Kitchen with a good range of modern high and low level units
 White bathroom suite incorporating a separate shower cubicle
 Double glazed windows in upvc frames
 Oil fired heating system
 Well presented throughout
 Enclosed yard at the rear

Suitable accommodation for a family
 Ideal as an investment property
 Convenient to Carrickfergus town centre, transport links and seafront
 No ongoing chain, viewing highly recommended

Offers Around £99,950

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			
(69-80) C			
(55-68) D			56
(39-54) E			
(21-38) F		15	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Entrance hall

Double glazed door, radiator, door to lounge diner



Lounge diner

22'4 x 9'11

Double glazed windows to front and rear aspect, fire place with painted wood surround and raised hearth, radiator x2, laminate wood floor, door to kitchen.



Kitchen

Double glazed window and door to side aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, extractor fan, plumbed for washing machine, ceramic floor.



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.

REF: 18262746

First floor landing

Double glazed window to side aspect, doors to.



Bedroom one

11'7 x 10'10

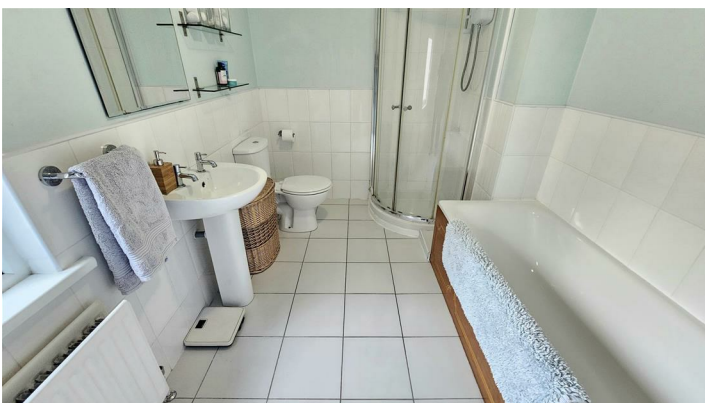
Double glazed windows to front aspect, radiator, laminate wood floor.



Bedroom three

10'11 x 8'1

Double glazed window to rear aspect, radiator, laminate wood floor.



Bathroom

Double glazed window to side aspect, white suite comprising, low flush Wc, pedestal sink and enclosed bath, separate shower cubicle with electric shower over, airing cupboard, partly tiled walls, ceramic tiled floor.

Second floor landing

Double glazed window to rear aspect, doors to.



Bedroom two

13'10 x 10'11

Velux window to front aspect, radiator.



Bedroom four

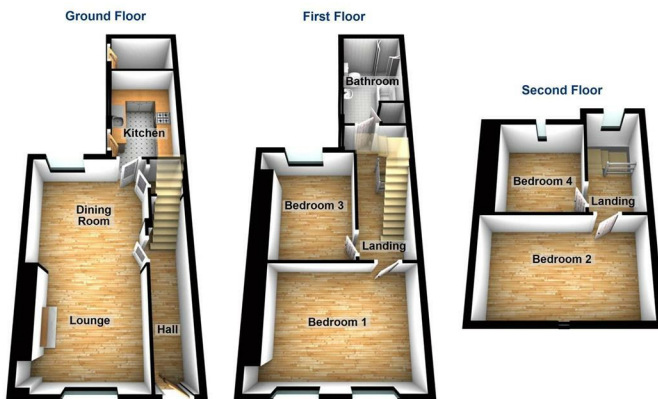
8'2 x 7'2

Velux window to rear aspect, radiator.

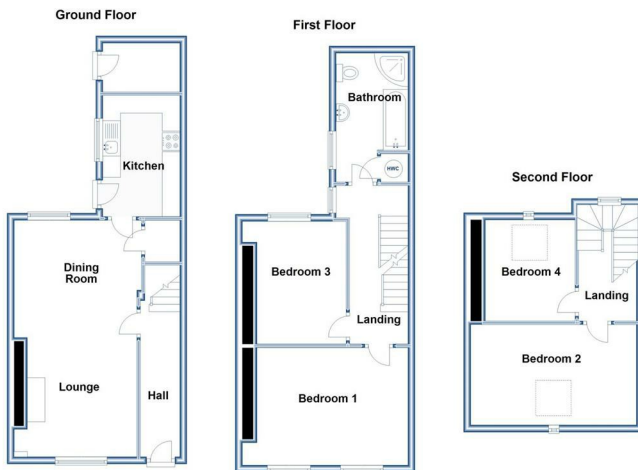
Garden and grounds

At the rear there is an enclosed yard with an integrated boiler house.

Floor plans



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 PlanItUp.



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