

# 45 Tern Crescent, Carrickfergus, BT38 7RU



- Semi Detached Home
- 3 Bedrooms
- 1 Reception
- Modern Fitted Kitchen
- Contemporary Family Bathroom Suite
- Private Extensive Gardens to Rear
- Detached Garage
- Driveway to Side for Off Street Parking
- PVC Double Glazed/Gas Fired Central Heating
- Popular Convenient Location

**PRICE Offers Over £149,950**

*Positioned in a popular convenient location, just off North Road, Carrickfergus, this home is within close proximity to local shops, schools and public transport. Enjoying a well planned living layout to include 3 well proportioned bedrooms, spacious lounge/dining, modern fitted kitchen and contemporary bathroom suite. Externally the property boasts extensive private gardens to rear with a detached garage. Ideally suited to the first time buyer, an early viewing is highly recommended.*



**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door with leaded glass inset and side screen into well resented entrance hall with quality laminate flooring. Feature accent wall cladding. Under stairs storage cupboard.

### SPACIOUS LOUNGE/DINING

23'3" x 12'7" (7.1 x 3.86)

Attractive feature cast iron fireplace with wooden surround and tiled hearth. Large Picture style window to front aspect. Quality laminate flooring. PVC double glazed French doors to rear patio and gardens. Open into:

### MODERN FITTED KITCHEN

10'2" x 9'2" (3.1 x 2.8)

Equipped with a comprehensive range of high and low level, high gloss fitted units and contrasting laminate work surfaces. One and a half bowl single drainer 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, eye level microwave, fridge freezer and dishwasher. Tiled floor.

### FIRST FLOOR

Quality laminate flooring extending into bedrooms.

### BEDROOM 1

11'9" x 9'6" (3.6 x 2.9)

Built in four bay slide robes.

### BEDROOM 2

10'2" x 9'6" at widest points (3.10m x 2.90 at widest points)

Built in 2 bay mirrored slide robes.

### BEDROOM 3

8'2" x 7'10" (2.5 x 2.4)

Built in storage cupboard.

### CONTEMPORARY FAMILY BATHROOM

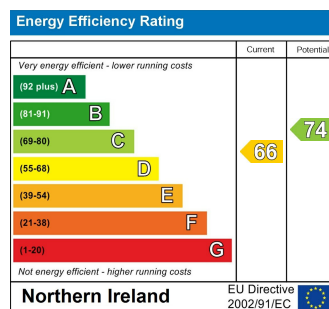
Comprising luxurious P-shaped jacuzzi bath with over head waterfall shower unit. wall mounted vanity unit with monobloc tap and a button flush WC. Tiled walls with feature accent mosaic tiled band. Tiled floor. Chrome towel radiator.

### OUTSIDE

Well maintained garden to front, laid in lawn. Driveway to side, accessed via twin gates, leading to detached garage with ample space for a variety of vehicles.

Extensive private enclosed gardens to rear, screened by perimeter fence. Laid in lawn with paved patios and walkways.

DETACHED GARAGE (18'4" x 9'2") with power and lights. Up and Over door.



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



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.