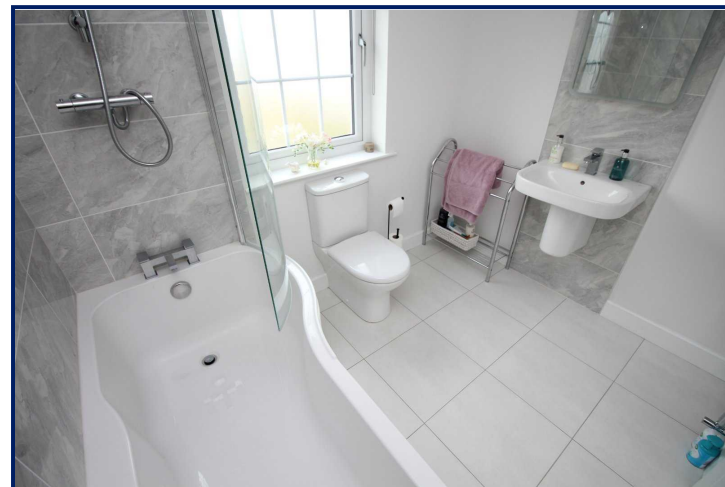




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



11 Bashford Park Hill,  
Carrickfergus, BT38 9FG

**Offers in excess of: £215,000**

 **Reeds Rains**

reedsrains.co.uk



# 11 Bashford Park Hill, Carrickfergus

## Description

A most attractive semi detached property enjoying all the attributes of modern living situated on a large generous site. Bashford Park is an admired and highly sought after location just a short walk to Bashford Wood and local schooling. The well planned interior is finished to an exacting standard throughout and offers spacious lounge, stylish fitted kitchen/diner through to sun lounge, three bedrooms - master bedroom with en-suite and a luxury white bathroom suite. Complemented further with a gas fired central heating system and double glazed windows. Externally there is an extensive rear garden and good driveway parking. We have no hesitation in recommending a personal viewing appointment.

## Entrance Hall

Tiled floor.

## Lounge

13'7" x 12'8" (4.14m x 3.86m)  
Feature wall mounted electric fire.

## Kitchen/Diner & Sun Lounge

21'3" x 17'3" (6.48m x 5.26m)  
Spacious L shaped kitchen, family and dining area. Excellent range of fitted high and low level units. Built in gas hob and electric oven. Single drainer stainless steel sink unit with mixer tap. Extractor fan. Integrated fridge/freezer. Spotlights. Tiled floor. PVC double glazed doors to rear garden.

## Cloakroom

WC and wash hand basin. Tiled floor.

## First Floor Landing

Superb views towards Belfast Lough.

## Master Bedroom

11'6" x 9'8" (3.5m x 2.95m)

## En-Suite Shower Room

White suite comprising tiled shower cubicle with wall mounted shower, vanity unit and low flush wc. Tiled floor. Spotlights.

## Bedroom 2

10'9" x 10'2" (3.28m x 3.1m)

## Bedroom 3

10'3" x 7'9" (3.12m x 2.36m)

## Bathroom

Modern white suite comprising panelled bath, wall hung wash hand basin and low flush WC. Heated towel rail. Part tiled walls and tiled floor.

## Extensive Corner Site

Positioned on an large site with enclosed rear garden laid in lawn and paved patio area. Front garden laid in lawn.

## Driveway Parking

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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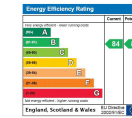
All Measurements are Approximate.

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

