



Woodburn Road,

**Offers in the region of
£134,950**



Reeds Rains

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Woodburn Road, Carrickfergus, County Antrim

Offers in the region of £134,950

Well presented semi detached villa that must be viewed to appreciate all this fine home has to offer. Internally the accommodation comprises lounge with cast iron fire, spacious fitted kitchen with dining area, two first floor bedrooms and a superb first floor shower room. Benefiting from a gas fired central heating system and double glazed windows. Externally there is great outdoor space with workshop and summer house presently used as an office, private rear garden and extensive parking facilities. Situated on the outskirts of Carrickfergus town centre yet still close to a host of amenities including train station, shopping facilities.

ENTRANCE HALL

Cloaks space and shelving.

LOUNGE

4.73m (at widest) x 7.27m (at widest) (15'6" (at widest) x 23'10" (at widest))

Cast iron fireplace. Laminate wooden floor.

KITCHEN/DINING AREA

5.44m (at widest) x 4.53m (at widest) (17'10" (at widest) x 14'10" (at widest))

Excellent range of fitted high and low level units. Centre island. Oval sink unit with mixer tap. Integrated fridge/freezer and dishwasher. Solid fuel multi burner. Part tiled walls and tiled floor.

INNER HALL

FIRST FLOOR LANDING

BEDROOM 1

4.50m (at widest) x 2.43m (at widest) (14'9" (at widest) x 8'0" (at widest))

Fitted robes with mirrored sliding doors.

BEDROOM 2

2.89m x 2.74m (9'6" x 9'0")

Laminate wooden floor.

SHOWER ROOM

Superb white suite comprising wall mounted Triton thermostatically controlled shower, pedestal wash hand basin and low flush wc. Tiled walls. PVC strip ceiling.

ROOFSpace

Floored.

OUTSIDE

SUMMER HOUSE

4.00m x 2.80m (13'2" x 9'2")

Light and power.

WORKSHOP

4.88m (2.88) x 0.00m (16'0" (2.88) x 0'0")

Light and power.

EXTENSIVE PARKING FACILITIES

Tarmac driveway providing excellent parking facilities.

REAR GARDEN

Private low maintenance rear garden in paving with a variety of plants and shrubs.

EPC

MORTGAGE

Available in Branch

HOUSE TO SELL?

Call our office to arrange to a free no obligation sales appraisal

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

All Measurements

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.



For full EPC please contact the branch

