



Craigs Road,

**Offers in the region of
£174,500**



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Craigs Road, Carrickfergus, County Antrim

Offers in the region of £174,500

Exceptional red brick detached property finished to a high standard of finish throughout, a credit to its present owners potential buyers will not be disappointed. In brief the accommodation comprises lounge with multi burning stove, contemporary fitted kitchen/dining area with feature centre island, four first floor bedrooms and a deluxe shower room. Additional benefits include an oil fired central heating system, double glazed windows, well enclosed rear garden and excellent driveway parking. Situated within a cul-de-sac in a popular residential location an early viewing is strongly advisable. Please note completion on this property will not be until approximately April/May 2020.

ENTRANCE HALL

GRP composite front door. Tiled floor. Understair storage.

LOUNGE

4.83m x 3.96m (15'10" x 13'0")

Feature multi burning stove with granite hearth. Solid wood strip floor.

KITCHEN/DINING AREA

6.98m (at widest) x 4.11m (at widest) (22'11" (at widest) x 13'6" (at widest))

Modern range of fitted high gloss units. One and a half bowl Teflite sink unit with mixer tap. Centre island with built in ceramic hob and under oven. Extractor fan. Tiled floor. Housing for American fridge/freezer. PVC double glazed patio doors to rear garden. GRP composite back door.

FIRST FLOOR LANDING



For full EPC please contact the branch

BEDROOM 1

3.86m (at widest) x 3.14m (12'8" (at widest) x 10'4")

Laminate wooden floor.

BEDROOM 2

3.07m x 2.83m (10'1" x 9'4")

Laminate wooden floor.

BEDROOM 3

3.05m (at widest) x 2.79m (at widest) (10'0" (at widest) x 9'2" (at widest))

Built in robe.

BEDROOM 4

3.14m (at widest) x 2.35m (10'4" (at widest) x 7'9")

SHOWER ROOM

New shower room being installed with deluxe white suite comprising shower cubicle with wall mounted shower, wash hand basin and low flush wc. Part tiled walls.

FRONT GARDEN

Laid in lawn.

ENCLOSED REAR GARDEN

Rear garden laid in lawn with a variety of plants and shrubs.

DRIVEWAY PARKING

Attractive driveway parking and pathway to front door in resin bound gravel.

Laser Tape Clause

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

