



Minorca Drive,

**Offers in the region of
£119,950**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Minorca Drive, Carrickfergus, County Antrim

Offers in the region of £119,950

Red brick end townhouse presented to a high standard throughout leaving little to do but simply move in. Ideally suited to the first time buyer in an area that has proven to be well sought after the internal accommodation offers spacious lounge, excellent fitted kitchen/dining area with patio doors to rear garden, two first floor bedrooms - master bedroom with en-suite and luxury white bathroom suite. Situated on an excellent site with large well enclosed rear garden and close to a host of local amenities, an internal viewing is advisable. Please note due to an ongoing purchase the sellers will be unable to facilitate a completion date before September 2021.

ENTRANCE HALL

PVC front door. Laminate wooden floor.

LOUNGE

4.68m x 3.85m (15'4" x 12'8")

Fire surround fireplace with inset and hearth incorporating an electric fire. Laminate wooden floor. Understair storage.

KITCHEN/DINING AREA

4.62m (at widest) x 3.11m (at widest) (15'2" (at widest) x 10'2" (at widest))

Excellent range of fitted high and low level units. Built in gas hob and eye level electric oven. One and a half bowl stainless steel sink unit with mixer tap. Breakfast bar. Extractor fan. Part tiled walls and tiled floor. PVC double glazed patio door to rear garden.

FIRST FLOOR LANDING



For full EPC please contact the branch

MASTER BEDROOM

4.48m (at widest) x 3.83m (at widest) (14'8" (at widest) x 12'7" (at widest))

Range of fitted robes with mirrored sliding doors.

EN-SUITE SHOWER ROOM

White suite comprising tiled shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Tiled floor.

BEDROOM 2

3.10m x 2.66m (10'2" x 8'9")

BATHROOM

Luxury white suite comprising tiled bath with waterfall tap and wall mounted thermostatically controlled shower. Vanity unit and low flush wc. Tiled walls and floor. Wall mounted steam free mirror. Heated towel rail.

FRONT GARDEN

Laid in lawn.

EXTENSIVE REAR AND SIDE GARDEN

Large private and enclosed rear garden laid in lawn with paved patio area.

DRIVEWAY PARKING

Laser Tape Clause

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

