



Knockfergus Park,

**Offers in the region of
£175,000**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Knockfergus Park, Greenisland, County Antrim

Offers in the region of £175,000

A credit to its present owners this is an exceptional red brick semi detached property that must be viewed to appreciate the high standard of presentation on offer. Situated in a popular location close to local primary school, train station and golf club we have no hesitation in recommending an internal viewing appointment. The internal layout offers lounge with feature fireplace, modern fitted kitchen/dining area including range of fitted appliances and French doors to beautiful rear garden, three bedrooms and contemporary four piece bathroom suite. Enhanced further with a gas fired central heating system, double glazed windows and detached garage. This is a stunning home for the first time buyer with little to do but simply move in.

ENTRANCE HALL

LOUNGE

3.77m x 3.65m (at widest) (12'4" x 12'0" (at widest))
Feature wood surround fireplace with inset and marble hearth incorporating an open fire.

KITCHEN/DINING AREA

6.32m (at widest) x 3.80m (at widest) (20'9" (at widest) x 12'6" (at widest))
Modern range of high gloss fitted units. Sink unit with vegetable basin. Built in hob and eye level oven. Integrated fridge/freezer and dishwasher. Extractor fan. Spotlights. PVC double glazed French doors to rear garden.

FIRST FLOOR LANDING



For full EPC please contact the branch

BEDROOM 1

3.71m x 3.31m (12'2" x 10'10")

BEDROOM 2

3.63m x 3.37m (11'11" x 11'1")

DELUXE FOUR PIECE BATHROOM SUITE

Contemporary white suite comprising tiled bath, separate tiled shower cubicle with wall mounted Mira electric shower, sink unit and low flush wc. PVC strip ceiling with spotlights.

DETACHED GARAGE

5.31m x 2.86m (17'5" x 9'5")

Metal up and over door. Light and power.

FRONT GARDEN

Laid in lawn and bordered with mature trees and concrete driveway.

REAR GARDEN

Attractive private rear garden laid in lawn with a variety of plants and shrubs. Paved patio area. Concrete shed.

OUTDOOR UTILITY ROOM

Plumbed for washing machine.

EPC

Laser Tape Clause

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

