



Castleburn Road,

**Offers in the region of  
£134,950**



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# Castleburn Road, Carrickfergus, County Antrim

## Offers in the region of £134,950

Well presented semi detached property with private rear garden situated in a popular location close to local secondary schools and transport facilities. The internal layout offers spacious lounge, excellent fitted kitchen/dining area with French doors to conservatory, three bedrooms and a superb white bathroom suite. Boasting an oil fired central heating system, double glazed windows and driveway parking. An ideal starter home we have no hesitation in recommending an early appointment to view.

### ENTRANCE PORCH

PVC front door.

### LOUNGE

4.82m x 3.90m (15'10" x 12'9")

Feature carved wood surround fireplace with tiled inset and hearth incorporating an open fire.

### KITCHEN/DINING AREA

4.85m x 4.59m (15'11" x 15'1")

Excellent range of fitted high and low level units. Built in hob and oven. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Display cabinet. Part tiled walls and tiled floor. PVC double glazed French doors to conservatory.

### CONSERVATORY

3.98m x 2.43m (13'1" x 8'0")

PVC double glazed windows and door to rear garden. Tiled floor.

### FIRST FLOOR LANDING



For full EPC please contact the branch

### BEDROOM 1

4.06m (at widest) x 3.05m (at widest) (13'4" (at widest) x 10'0" (at widest))

Built in hotpress.

### BEDROOM 2

4.06m (at widest) x 3.05m (at widest) (13'4" (at widest) x 10'0" (at widest))

### BEDROOM 3

2.82m x 2.11m (9'3" x 6'11")

### BATHROOM

Superb white suite comprising panelled bath with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Part tiled walls and part PVC panelled walls. Tiled floor.

### FRONT GARDEN

Walled front garden laid in lawn.

### PRIVATE REAR GARDEN

Laid in lawn with concrete patio area.

### DRIVEWAY PARKING

### 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.

