

**63 Henly Road, Carrickfergus,
BT38 8UG**

For Sale
Offers In Region Of
£159,950

This is a deceptively spacious tudor style detached home offering magnificent family accommodation which can be adapted to suit a variety of needs. The property is well presented throughout and we strongly encourage viewing to fully appreciate all this home has to offer.



Energy Efficiency Rating E.

T: 028 9080 0000





	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		64
E 39-54	49	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Tudor style detached family home in popular residential area
- 4 Bedrooms & 2 reception rooms or 3 Bedrooms & 3 reception rooms
- Master bedroom with en-suite shower room
- Hand painted fitted kitchen
- White bathroom suite
- Double glazing in uPVC frames
- Oil fired central heating
- Utility room and cloakroom
- Garage
- Alarm in house and garage



The property comprises of

GROUND FLOOR

RECEPTION HALL Laminate wood flooring.

CLOAKROOM Low flush WC, vanity unit, ceramic tiled flooring and walls.

LOUNGE 19' 10" x 11' 8" (6.05m x 3.56m)
(Into bay) Marble fireplace with polished mahogany surround, built in display units.

FAMILY ROOM / BEDROOM 4: 12' 8" x 10' 5" (3.86m x 3.18m) Laminate wood flooring, dimmer switch.

DINING ROOM 11' 9" x 9' 4" (3.58m x 2.84m)
Laminate wood flooring, glazed double doors.

KITCHEN 11' 7" x 9' 4" (3.53m x 2.84m)
Built-in hand painted units, laminate work surfaces, inlaid hob unit and oven, extractor fan, ceramic tiled flooring, wine rack, breakfast bar, downlighters.

UTILITY ROOM 7' 5" x 5' 1" (2.26m x 1.55m)
Built-in high and low level units, ceramic tiled flooring, downlighters, fridge and freezer.

FIRST FLOOR

LANDING Hotpress.

BEDROOM (1) 13' 1" x 8' 11" (3.99m x 2.72m)
Laminate wood flooring, eaves storage, built in robe.

EN-SUITE SHOWER ROOM Low flush WC, pedestal wash hand basin, shower unit with controlled shower, ceramic tiled flooring, fully tiled walls, extractor fan.

BEDROOM (2) 11' 8" x 9' 1" (3.56m x 2.77m)
Laminate wood flooring, built-in eaves storage, built-in robe.

BEDROOM (3) 11' 9" x 8' 8" (3.58m x 2.64m)
Laminate wood flooring, eaves storage.

BATHROOM White bathroom suite comprising of panelled bath with mixer tap and telephone hand shower, low flush WC, pedestal wash hand basin, ceramic tiled flooring and fully tiled walls.

GARAGE 11' 1" x 10' 3" (3.38m x 3.12m)
Roller door, light and power, oil fired boiler.

OUTSIDE
Driveway to front.
Side in lawn, light and tap, oil storage tank
Decking to rear.



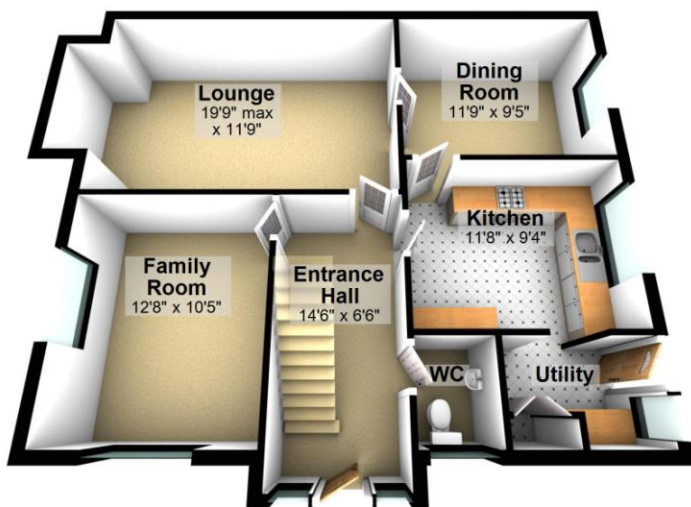




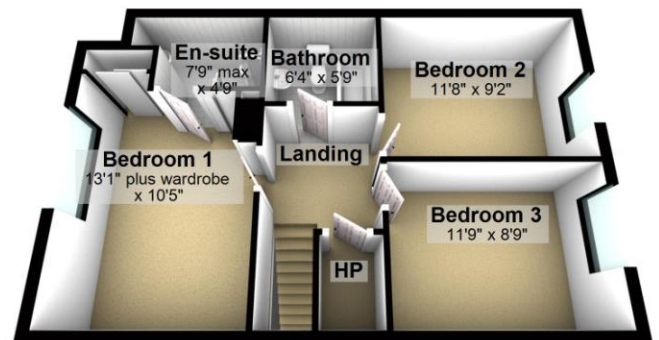




Ground Floor



First Floor



McMillan

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Honesty Integrity Respect

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Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please
call in or
contact us
for any
advice

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For each sale with McMillan Estate Agents a donation is made to the following charities

