



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



12 Highgrove Road, Carrickfergus,
BT38 9AG

Offers in the region of:
£259,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

12 Highgrove Road, Carrickfergus

Description

Spacious red brick detached property offering ideal family accommodation. The modern interior offers lounge with feature wall mounted gas fire, contemporary fitted kitchen with sun lounge, utility room, four well proportioned bedrooms - master bedroom with en-suite and a white bathroom suite. Complemented further with a gas fired central heating system and double glazed windows. Externally there is a well enclosed rear garden and a double driveway. An internal viewing is advisable and can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Tiled floor.

Cloakroom/WC

WC and wash hand basin. Tied floor.

Lounge

21'10" x 12' (6.65m x 3.66m)
Feature wall mounted gas fire. PVC double glazed French doors to rear garden.

Kitchen/Dining/Sun Lounge

29'1" x 9'4" (8.86m x 2.84m)
Contemporary range of fitted high and low level units. Quartz worktops. Integrated fridge/freezer and dishwasher. Built in hob and oven. Extractor fan. Sink unit with mixer tap. Spotlights. Tiled floor. PVC double glazed French doors to rear garden.

Utility Room

Fitted units. Tiled floor.

First Floor Landing

Master Bedroom

17'11" x 9'9" (5.46m x 2.97m)
Excellent range of fitted robes with matching drawers, overhead storage and shelving.

En-suite Shower Room

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

Bedroom 2

12'3" 8'5" (3.73m 2.57m)

Bedroom 3

8'5" x 8'9" (2.57m x 2.67m)

Bedroom 4

12'6" x 9'5" (3.8m x 2.87m)

Bathroom

White suite comprising panelled bath with wall mounted shower, wash hand basin and low flush wc. Tiled walls and floor. Heated towel rail.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Laid in lawn with paved patio area. Garden shed.

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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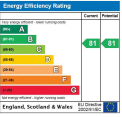
All Measurements are Approximate.

Laser Tape Clause

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

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

