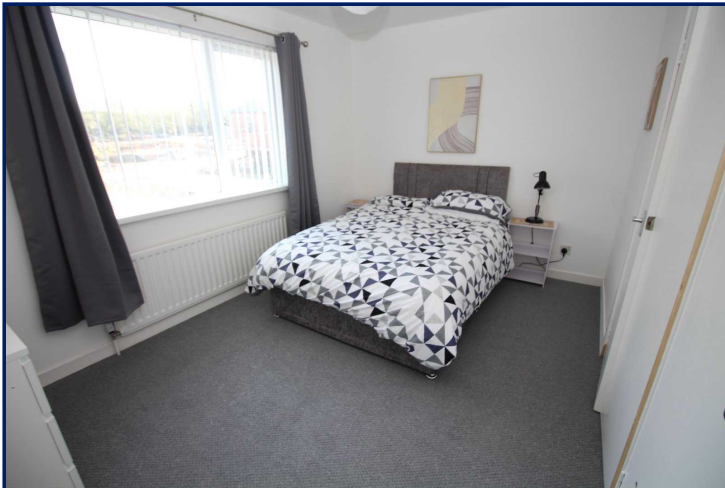




| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 59 |
| (39-54) E | 30 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



17 Brackenber Avenue,
Ballycarry, BT38 9HT

Asking Price: £129,500

Reeds Rains

reedsrains.co.uk

17 Brackenber Avenue, Ballycarry

Description

Neatly presented semi detached property offering an ideal opportunity for the first time buyer to enter onto the housing ladder. Positioned within a cul-de-sac the internal layout offers spacious lounge, fitted kitchen/breakfast area, conservatory, ground floor wc, three first floor bedrooms and a white bathroom suite. Boasting an oil fired central heating system, double glazed windows and attached garage. Externally there is a low maintenance rear garden. Internal viewing comes recommended and can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Laminate wooden floor.

Lounge

12'5" x 11'1" (3.78m x 3.38m)
Laminate wooden floor. Wall mounted fire.

Kitchen/Breakfast Area

15'11" x 10'10" (4.85m x 3.3m)
Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob, eye level oven and grill. Canopy with extractor fan. Part tiled walls.

Lean To Conservatory

12'6" x 11'1" (3.8m x 3.38m)
Laminate wooden floor. PVC double glazed French doors to rear garden.

Cloakroom/WC

WC and sink unit.

First Floor Landing

Bedroom 1

12'4" x 8'10" (3.76m x 2.7m)
Built in double robe.

Bedroom 2

12'6" x 11'3" (3.8m x 3.43m)
Built in double robe

Bedroom 3

9'3" x 8'2" (2.82m x 2.5m)

Bathroom

White suite comprising PVC panelled bath with wall mounted electric shower, vanity unit and low flush wc. PVC panelled walls and ceiling.

Front Garden

Laid in small stones.

Enclosed Rear Garden

Low maintenance rear garden laid in paving and small stones. Covered BBQ area.

Attached Garage

17' x 2.99 (5.18m x 2.99)
Metal up and over door.

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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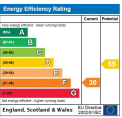
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, 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.