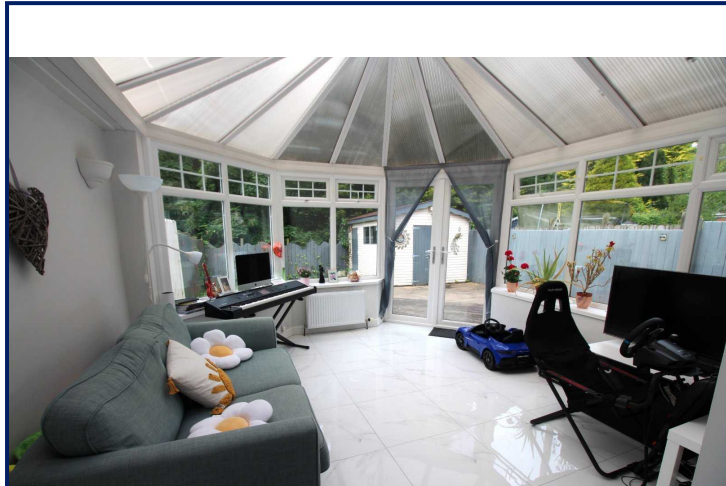




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



42 Woodlawn Avenue,  
Carrickfergus, BT38 8PP

Offers in the region of:  
£195,000

 Reeds Rains

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



42 Woodlawn Avenue, Carrickfergus

Description

Attractive semi detached property with a modern interior in a highly sought after location. Ideally suited to both the first time buyer and young family alike the internal layout offers lounge with open fire, stylish fitted kitchen/dining area through to large conservatory, three bedrooms and a modern four piece bathroom suite. Essential comforts include a gas fired central heating system and double glazed windows. Externally there is good driveway parking and a well enclosed rear garden. Positioned close to local train station and Tesco store we have no hesitation in recommending an early viewing appointment.

Entrance Hall

Tiled floor. Understair storage.

Lounge

17' x 12'10" (5.18m x 3.9m)  
Carved wood surround fireplace with slate hearth incorporating an open fire. Laminate wooden floor.

Kitchen/Dining Area

19'6" x 10'9" (5.94m x 3.28m)  
Modern range of fitted high and low level units. Induction hob and eye level oven. One and a half bowl sink unit with hot water and filter tap. Wine fridge. Quartz worktops and splashback. Built in microwave, fridge/freezer, dishwasher and washer/dryer. Extractor fan. Larder. Tiled floor. Spotlights. Square arch to:

Conservatory

13'5" x 13'3" (4.1m x 4.04m)  
Tiled floor. PVC double glazed windows and French doors to rear garden.

First Floor Landing

Bedroom 1

12'4" x 10'1" (3.76m x 3.07m)

Bedroom 2

14'5" x 8'4" (4.4m x 2.54m)

Bedroom 3

9' x 7'2" (2.74m x 2.18m)

Built in storage cupboard.

Bathroom

Four piece suite comprising bath, separate shower cubicle with rain head shower and shower attachment, vanity unit and low flush wc. PVC panelled walls. Heated towel rail. Tiled floor.

Roofspace

Pull down ladder. Light.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Private rear garden laid in lawn with decked area and paved patio. Garden shed with plumbing and power.

Driveway Parking

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

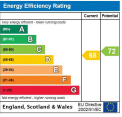
All Measurements are Approximate.

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.

