



ULSTER PROPERTY SALES

# UPS

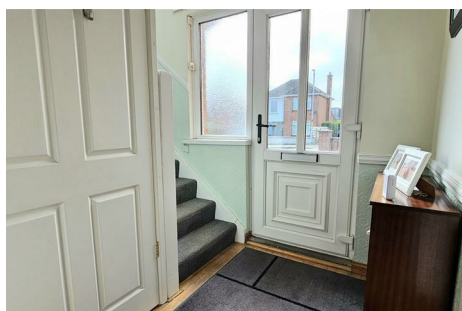
**CARRICKFERGUS BRANCH**

8 Market Place, Carrickfergus, County  
Antrim, BT38 7AW

**028 9336 5986**

carrickfergus@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 11 BROOKBOROUGH AVENUE

Carrickfergus BT38 7LG

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

**Offers Around £229,950**

# 11 Brookborough Avenue

, Carrickfergus, BT38 7LG



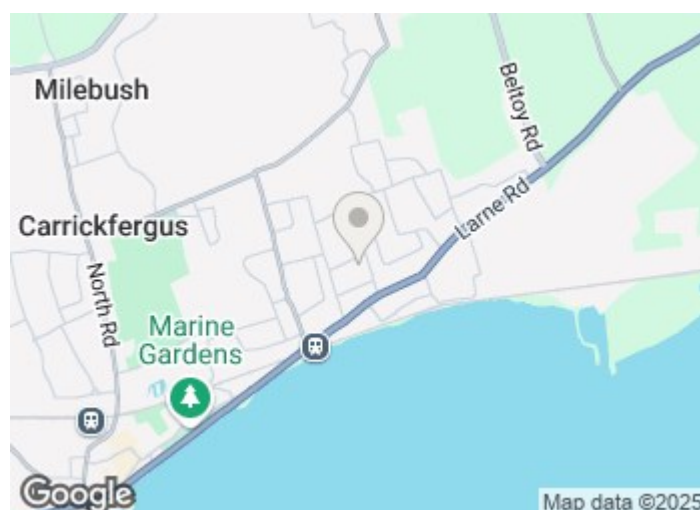
This red brick detached house is situated in the highly sought-after Downshire area, offering a convenient location close to Carrickfergus town centre and excellent transport links, making it ideal for families or commuters. The property features three bedrooms and a practical layout, including a lounge and a 17'5 family room open to the dining area, both with solid wood flooring and fireplaces. Sliding patio doors lead to a conservatory, creating a useful connection to the low-maintenance rear patio garden.

The kitchen offers a range of high and low level units, with a lean-to utility room and downstairs WC providing added convenience. The family bathroom includes a separate shower cubicle, and the floored loft space with Velux roof light adds extra storage or potential for further use. A key highlight is the impressive 48'7 x 12'10 garage/workshop, which is ideal for those needing additional space for storage, hobbies, or an area for a potential business use. With double glazing, gas heating, a driveway with parking for three cars, and no ongoing chain, this well-located and well-equipped home also offers scope for future extension (subject to approvals). Early viewing is recommended.

New to the market... details and measurements to follow shortly

THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES  
REQUIRED  
CALL US FOR A FREE NO  
OBLIGATION VALUATION

UPS CARRICKFERGUS  
T: 028 93365986  
E: carrickfergus@ulsterpropertysales.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

