

25 ROSEBROOK AVENUE CARRICKFERGUS BT38 8NP



End terrace house
 Attractive red brick construction
 Two double bedrooms
 Lounge with feature fireplace incorporating cast iron surround
 17'5 kitchen diner with Oak style units
 Bathroom boasting white suite
 Separate Wc
 Solid oak flooring through entrance hall and living room
 Double glazed windows in pvc frames
 Gas heating system
 Gardens at front and rear laid to paving
 Convenient to Carrickfergus town centre and transport links
 Ideal first time buy
 No ongoing chain
 Well presented

Offers Around £98,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

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



Entrance Hall

Double glazed door, radiator, solid wood flooring, door leading to



Lounge

13'8 x 11'1

Double glazed window to front aspect, fireplace with feature surround cast iron inset and tiled hearth, radiator, solid wood flooring, door leading to



Kitchen/Diner

17'5 x 10'3 rt 6'8

Double glazed window to rear aspect, double glazed window to side aspect, range of high and low level oak style units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, plumbed for washing machine, radiator, ceramic tiled floor



Stairs and Landing

Double glazed window to front aspect, storage cupboard incorporating gas boiler, doors to



Bedroom One

12'0 x 11'3

Double glazed window to front aspect, radiator



Bedroom Two

11'3 x 8'7

Double glazed window to rear aspect, radiator



Bathroom

Double glazed window to rear aspect, white suite comprising panel enclosed bath and sink set on vanity unit, fully tiled walls, radiator



WC

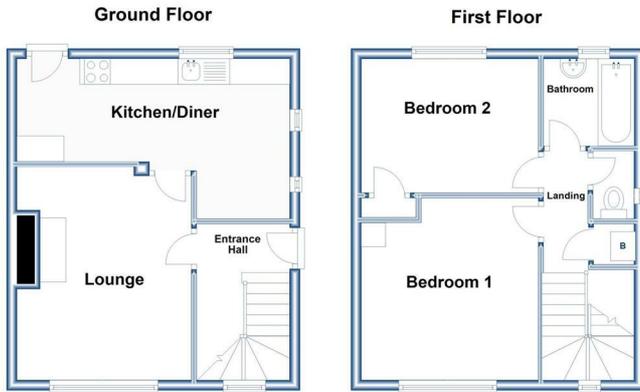
Double glazed window to side aspect, low flush WC



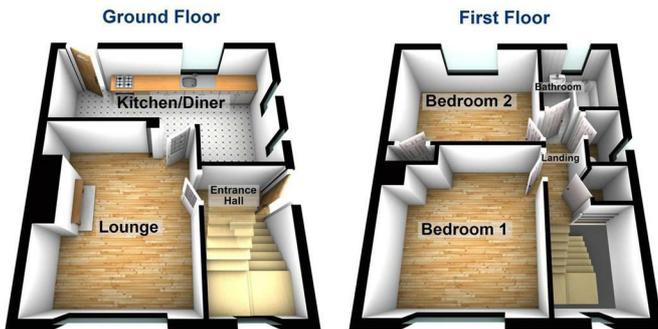
Gardens and Grounds

At the rear of the property there is a fully enclosed garden laid to patio and at the front of the property there is a garden laid to patio.

Floor Plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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