

35 WINDSLOW DRIVE CARRICKFERGUS BT38 9BB



Red brick semi detached house
Three bedrooms
feature box bay window in master bedroom
13'6 x 13'5 lounge open plan to dining room
Shaker style kitchen
White bathroom suite incorporating separate shower cubicle
uPVC double glazing
Oil fired heating system
Enclosed private rear garden laid to lawn
Driveway with parking for 2/3 cars
Cul-de-sac location in much sought after Windslow area
Superb first or second time buy
Convenient to all amenities

Offers Around £159,950

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 | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | EU Directive 2002/91/EC |

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PRS Property Redress Scheme

OFT Approved code



Entrance hall

Double glazed door, under stairs cupboard, radiator, laminate wood floor, doors to:



Lounge

13'6" x 13'5"

Double glazed window to front aspect, radiator, fireplace with feature Limestone fireplace, laminate wood floor, open plan to dining room.



Dining room

9'9" x 8'9"

Double glazed window to rear aspect, radiator, laminate wood floor.



Kitchen

11'1" x 9'9"

Double glazed window and door to rear aspect, range of Shaker style high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, extractor fan, plumbed for washing machine, radiator, ceramic tiled floor.



Stairs & landing

Storage cupboard, double glazed window to side aspect, doors to:

Bedroom one

16'4" min into bay x 9'1"

Double glazed bay window to front aspect, radiator, laminate wood floor,



Bedroom two

9'9" x 9'2"

Double glazed window to rear aspect, radiator, laminate wood floor.



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 16832692



Bedroom three

10'0" x 7'3"

Double glazed window to front aspect, radiator, laminate wood floor.



Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and panel enclosed bath, separate shower cubicle, chrome heated towel rail



Gardens and grounds

At the rear there is a garden part laid to lawn and part laid to patio, at the front there is a driveway and garden in lawn



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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