

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	



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.

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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

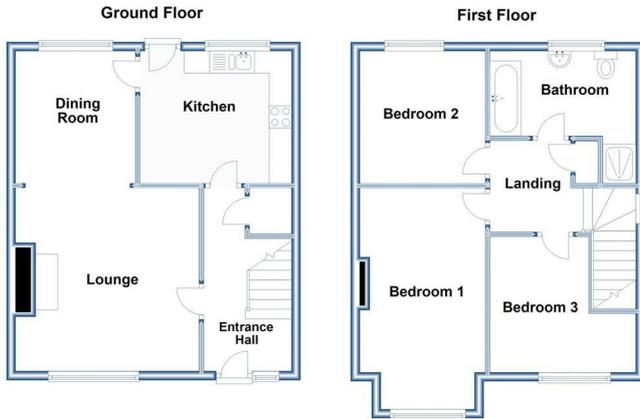


Gardens and grounds

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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