

## 30 OLD SHORE COURT CARRICKFERGUS BT38 8WN



Spacious townhouse  
 Excellent family accommodation  
 Four bedrooms, 16' x 15' master bedroom  
 En suite shower rooms off bedrooms one and four  
 Family bathroom with white suite & separate Wc  
 Double glazed windows in upvc frames & gas heating system  
 19'3 x 15'11 lounge with wooden flooring and fireplace  
 Kitchen open plan to dining area with built in oven, hob and stainless steel chimney style extractor  
 Double glazed windows in upvc frames & gas heating system  
 Integral Garage and off road parking space  
 Enclosed garden at the rear  
 Cul de sac location, convenient to transport links  
 Well presented throughout  
 No ongoing chain

### Offers Around £184,950

Tenure: Freehold

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		73	75
(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 PORCH

Tiled flooring, glazed doors to:



### ENTRANCE HALL

Solid wood flooring, radiator, doors to:



### BEDROOM FOUR/GUEST ROOM

11'3" x 10'5"

Double glazed window to rear aspect, radiator, solid wood flooring, door to en-suite.



### EN-SUITE

White suite comprising low flush Wc, pedestal sink and shower cubicle, ceramic tiled flooring.

### FIRST FLOOR LANDING

Stairs to second floor, doors to:



### **FIRST FLOOR CLOAKROOM**

White suite comprising low flush WC, pedestal sink, radiator, fully tiled walls and ceramic tiled flooring.



### **KITCHEN/DINER**

16'0" x 10'5"

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, integrated oven and four ring gas hob with extractor fan over, radiator, marble flooring.



### **DINING AREA**



**LOUNGE**

19'1" x 15'11"

Double glazed window to front aspect, fireplace with pine surround, granite hearth, radiator.



**SECOND FLOOR LANDING**

Access to loftspace, airing cupboard, radiator, doors to:



**BEDROOM ONE**

16'0" x 15'4"

Double glazed window to front aspect, radiator, door to en-suite.



**EN-SUITE.**

White suite comprising low flush Wc, pedestal sink and shower cubicle, ceramic tiled flooring, radiator.

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: 17234079**

### **BEDROOM TWO**

10'5" x 7'10"

Double glazed window to rear aspect, radiator.



### **BEDROOM THREE**

10'6" x 7'9"

Double glazed window to rear aspect, radiator.



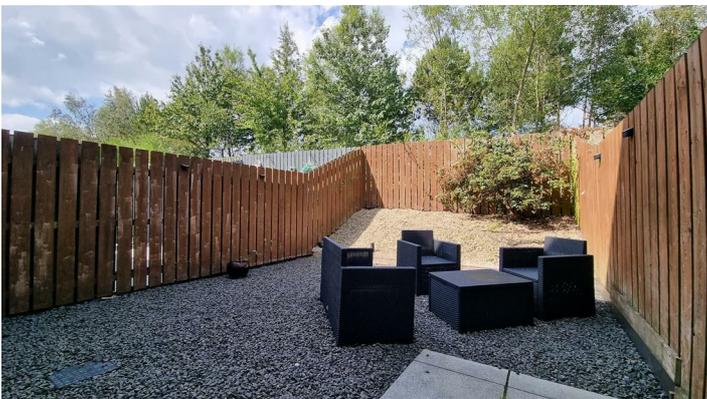
### **BATHROOM**

White suite comprising low flush Wc, pedestal sink, panel enclosed bath, ceramic tiled flooring.

### **GARAGE**

15'8" x 11'3"

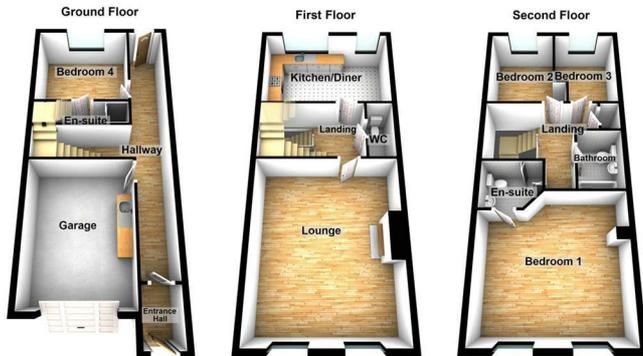
Up and over door, low level storage units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, plumbed for washing machine.



### **GARDENS AND GROUNDS**

To the rear of the property there is a garden part laid to lawn with timber deck and raised flowerbeds, whilst at the front a driveway.

## FLOOR PLAN



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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### Auctioneers Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00. In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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