

## 88 WOODBURN ROAD CARRICKFERGUS BT38 8PS

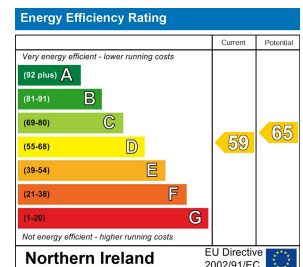


Detached bungalow with two bedrooms.  
Lounge incorporating bay window and feature fireplace.  
Separate dining room / family room.  
Dining room / family room open plan to conservatory.  
Kitchen boasts breakfast bar and built in oven, hob and extractor.  
Double glazed windows in upvc frames & gas heating system.  
White bathroom with modern suite, separate shower cubicle and chrome towel rail.  
Gardens at the rear part laid to lawn with timber deck.  
Rear garden boasts south westerly aspect.  
Parking on driveway for three / four cars.  
Two floored loft spaces.  
Well presented throughout.  
Conveniently located.  
Viewing Recommended.

### Offers Around £179,995

**Tenure: Freehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**





### Entrance Hall

Double glazed door, radiator, wood flooring, doors to.



### Lounge

13'8 x 13'5' into bay

Double glazed bay window to front aspect, fireplace with pine surround, cast iron front inset, tiled hearth, radiator, laminate wood flooring







### Dining room/ family room

14' x 10'11

Radiator, laminate wood flooring, open plan to conservatory



### Conservatory

13' x 7'9

Double glazed door to rear garden, double glazed windows to rear and south aspect, radiator, laminate wood flooring





### Kitchen

13 x 10'5'

Double glazed window to south aspect, range of high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, inset oven, hob & extractor, stainless steel splash back, breakfast bar, tiled floor, stable door to conservatory



### Bedroom One

12' x 10'5'

Double glazed window to front aspect, radiator



### Bedroom Two

11'5 x 7'11

Double glazed window to rear aspect, radiator



### Bathroom

Double glazed window to rear aspect, white surround comprising low flush Wc, white hand basin set on vanity unit, enclosed bath with mixer shower over, separate shower cubicle, chrome heated towel rail, fully tiled walls, concrete tiled floors



### Landing

doors to.

### Loft Room One

13'6 x 10'7'

Velux window to rear aspect

### Loft Room Two

10'7 x 9'8

Velux windows to rear aspect

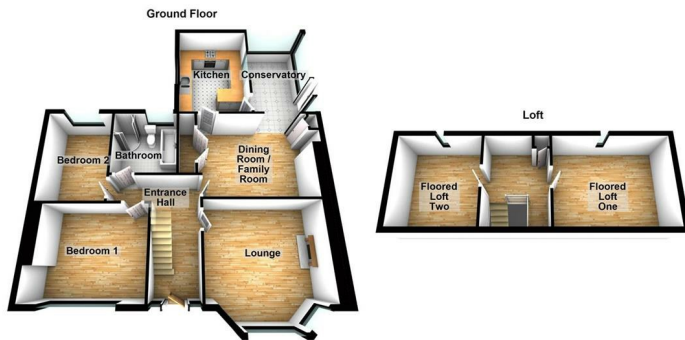


### Grounds & Gardens

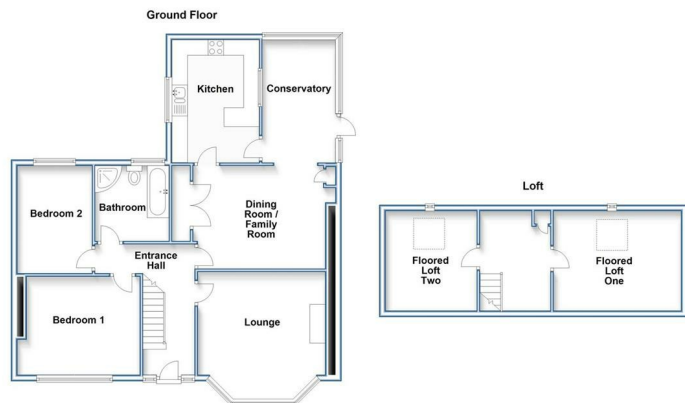
At the rear there is a garden part laid to lawn, part laid to timber deck. At the front there is a garden in lawn and a driveway providing off road parking .



## 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 PlanItUp.



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T: 028 9336 5986  
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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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