

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	65
(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, 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 from 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

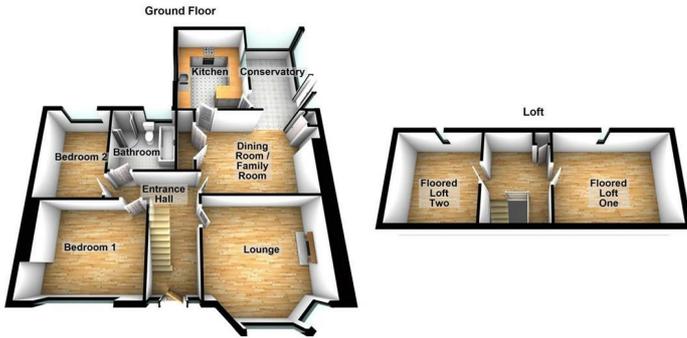
Velux windows to rear aspect

### Grounds & Gardens

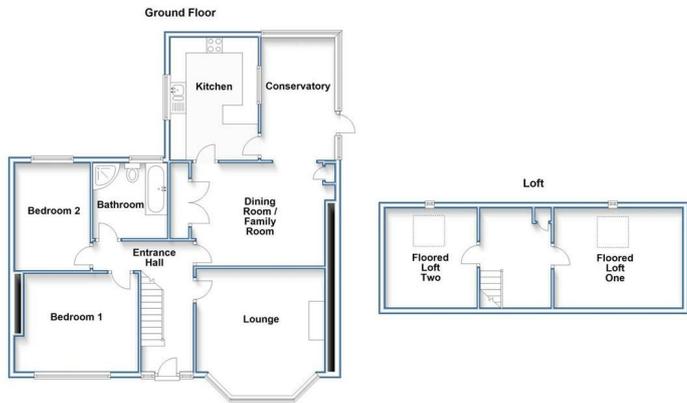
At the rear there is a garden part laid to lawn, part laid to timber deck. At the front there is a garden in lawn and a driveway providing off road parking .



**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 Planity.



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