

7 ALEXANDER GARDENS CARRICKFERGUS BT38 7LT



Detached house
 Located in the much sought after Downshire area
 Three bedrooms
 12'11 x 12'6 lounge with cast iron inset fireplace
 Separate dining room with archway to kitchen
 Oak style kitchen units incorporating oven, hob, extractor and dishwasher
 White bathroom suite with shower over the bath
 Gas heating system
 Mostly double glazed
 Attached garage, driveway with off road parking for three cars
 Gardens at the front and rear laid to lawn
 Potential for extending (subject to satisfactory approvals)
 Convenient to Carrickfergus town centre, seafront and all amenities
 Viewing recommended

Offers Around £199,950

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 | | 60 | 66 |
| (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, doors to



Lounge

12'11 x 12'6

Double glazed window to front aspect, fireplace with wood surround and cast iron inset, radiator, laminate wood flooring.



Dining room

12'11 x 10'11

Window to rear aspect, radiator, laminate wood flooring, archway to kitchen.





Kitchen

11'4 x 10'11

Double glazed window and door to rear aspect, range of Oak high and low level units with roll worktops, inset 1.5 bowl sink and drainer with mixer tap over. Built in stainless steel double oven and 4 ring gas hob with extractor fan over, integrated dishwasher, radiator, laminate wood flooring.

Stairs and landing

Double glazed window to front aspect, built in storage cupboard, doors to



Bedroom one

12'11 x 12'6

Double glazed window to front aspect, radiator

Bedroom two

11' x 8'6

Double glazed window to rear aspect, radiator

Bedroom three

11' x 8'3

Double glazed window to rear aspect, radiator



Bathroom

Double glazed window to rear aspect, white bathroom suite comprising low flush W.c. pedestal sink and panel enclosed bath with shower over, radiator



Gardens and grounds

At the rear there is a garden laid to lawn whilst at the front a garden in lawn and a driveway providing off road parking

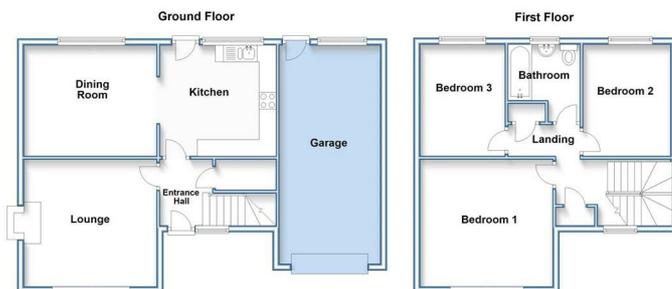


Garage

21'6 x 9'10

Up and over door, power and light, door to rear garden

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.

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: 17510454

floor plan



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T: 028 93365986
E:carrickfergus@ulsterpropertysales.co.uk

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