



ULSTER PROPERTY SALES

UPS

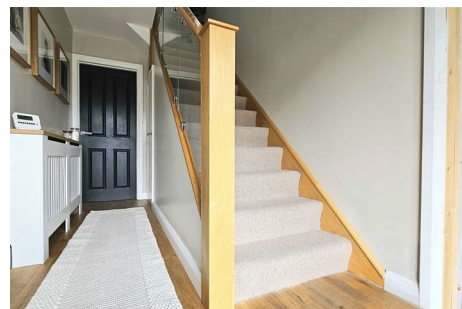
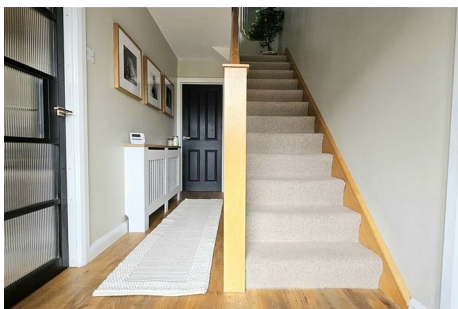
CARRICKFERGUS BRANCH

8 Market Place, Carrickfergus, County
Antrim, BT38 7AW

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NETWORK STRENGTH - LOCAL KNOWLEDGE



37 HILLVIEW CRESCENT

Carrickfergus BT38

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	1	1
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

Offers Around £257,950

37 Hillview Crescent

, Carrickfergus, BT38

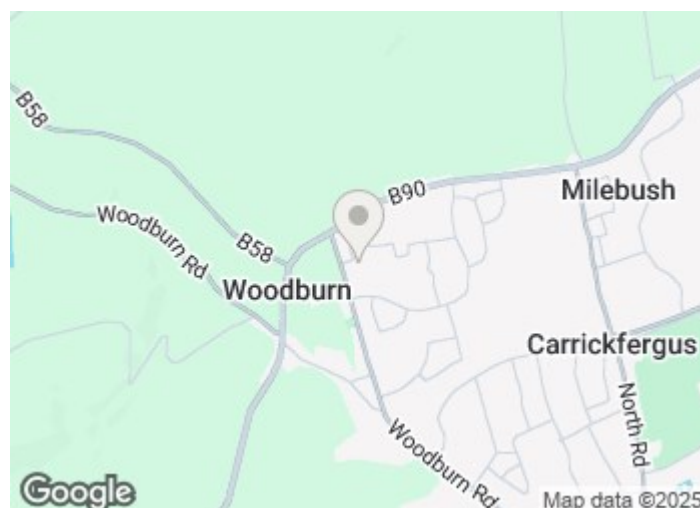


This recently extended detached home is located in a highly sought after residential area and offers flexible accommodation that would be particularly well suited to a family or those requiring additional independent living space. The property comprises three to four bedrooms, with bedrooms one and two featuring fitted wardrobes, and also includes a spacious 15'2 x 14'3 lounge with a bay window and a cast iron stove, creating a spacious, comfortable and welcoming main living area. The entrance hall includes a contemporary glass balustrade, leading to an open plan 21'3 kitchen and dining area, further opening into a generous sunroom with direct access to the rear garden. The kitchen is finished to a high standard with an excellent range of Shaker style units, Corian worktops, and herringbone-style splashbacks, as well as integrated appliances including a double oven, microwave, and fridge freezer. A feature slate wall in the dining area adds character, and the sunroom provides an additional bright and relaxing living space. The bathroom includes a freestanding bath and a black-framed shower cubicle. One of the standout features of the property is the additional bedroom or reception room which includes its own kitchenette, en-suite shower room, and separate access, making it ideal for use as a self-contained annex or flexible living space. Outside, the enclosed rear garden includes a lawn, patio, and covered entertainment space, while the front of the property enjoys an open aspect over a green area. There is off-road parking for three cars, and with double glazed windows, a gas heating system, and close proximity to transport links and local amenities, this is an excellent opportunity for a family looking for adaptable accommodation in a convenient and desirable location.

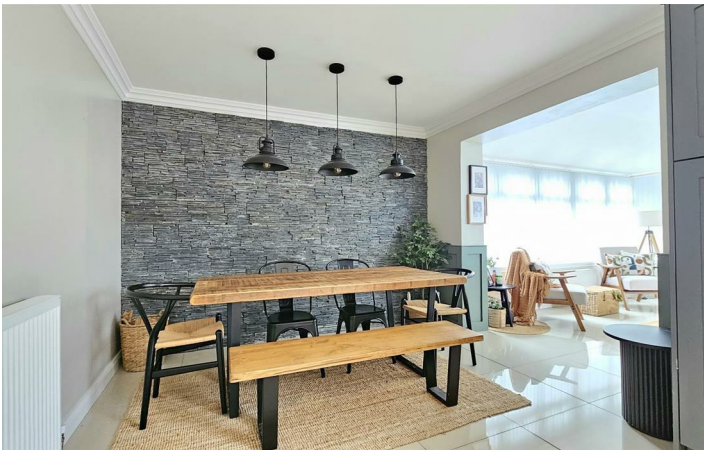
New to the market... details and measurements to follow shortly

THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION
VALUATION

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



Directions



Floor Plan

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