

**3 FULMAR AVENUE  
CARRICKFERGUS  
BT38 7RR**



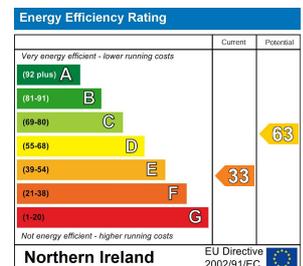
PUBLIC NOTICE - 3 Fulmar Avenue, Carrickfergus, BT38 7RR - We have received an offer of £105,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (F33,63)

- Semi detached house
- Red brick construction
- Three bedrooms
- Lounge with double doors to dining room
- White kitchen units
- White bathroom suite with shower over bath
- Enclosed rear garden and driveway at the side
- Double glazed windows in upvc frames
- Oil fired heating system
- Approximately 1.25 miles from Carrickfergus town centre
- No ongoing chain

**Asking Price £100,000**

**Tenure: Leasehold**

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





### Entrance Hall

Double glazed door to front aspect, radiator, doors to



### Lounge

13'5 x 12'4

Double glazed window to front and side aspect, radiator, double doors to dining room



### Dining Room

8'10 x 8'5

Double glazed window to side aspect, radiator, open plan to kitchen



### **Kitchen**

11'8 x 8'10

Double glazed window to rear 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, extractor fan, tiled floor

### **Stairs & Landing**

Storage cupboard, doors to



### **Bedroom One**

12'6 x 9'9

Double glazed window to front aspect, radiator, laminate wood floor



### **Bedroom two**

8'10 x 9'9

Double glazed window to rear aspect, radiator, laminate wood floor



### **Bedroom Three**

10'6 x 7'7

Double glazed window to front aspect, radiator, laminate wood floor



### **Bathroom**

Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink and panel enclosed bath, radiator, airing cupboard

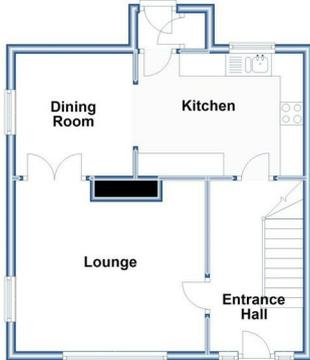


### **Gardens and grounds**

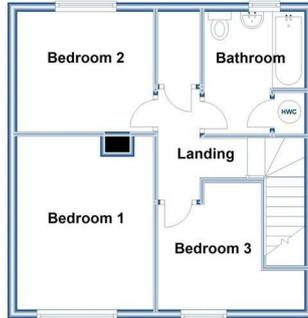
At the rear there is an enclosed garden, whilst at the front there is a garden in lawn. At the side there is a driveway

**Floor Plans**

Ground Floor



First Floor



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.

Ground Floor



First Floor



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

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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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