

## 48 FORTHILL CARRICKFERGUS BT38 9GU

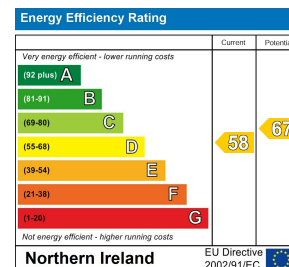


Semi detached house  
Three bedrooms  
Master bedroom boasts en-suite shower room  
Lounge with wooden fire surround, granite inset and hearth  
Down stairs Wc  
Oil fired heating system  
Double glazed windows in contemporary black pvc frames  
17' Kitchen open plan to dining area with double doors to rear garden  
Built in appliances and oak style units  
Utility room  
Family bathroom with white suite incorporating a separate shower cubicle  
Rear garden laid to lawn with westerly aspect  
Driveway providing off road parking, Cul de sac location  
Approximately 4 miles from Carrickfergus and 2 miles from Whitehead  
Excellent first or second time buy  
No chain

### Offers Around £159,950

**Tenure: Leasehold**

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



### **Entrance hall**

Radiator, doors to

### **Downstairs Wc**

White suite comprising low flush Wc, pedestal sink, radiator, ceramic tiled floor

### **Lounge**

12'8 x 12'7

Double glazed window to front aspect, fireplace with wood surround and wood surround, granite inset and hearth



### **Kitchen diner**

17'1 x 11'6

Double glazed window to rear aspect, double glazed double doors, range of Oak style high and low level units with roll edge worktops, integrated stainless steel oven and four ring hob with extractor fan over, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in fridge freezer, dish washer, ceramic tiled floor, radiator



### **Utility room**

Stainless steel sink and drainer with mixer tap over, base level storage units, plumbed for washing machine, radiator, ceramic tiled floor

### **Stairs and landing**

Airing cupboard, radiator, doors to

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: 17738860**





### Bedroom one

14'6 x 10'2

Double glazed window to front aspect, radiator



### En suite

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin and shower cubicle with electric shower over, radiator

### Bedroom two

11'7 x 9'8

Double glazed window to rear aspect, radiator

### Bedroom three

9' x 6'6

Double glazed window to front aspect, radiator



### Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and panel enclosed bath, separate shower cubicle, part tiled walls, radiator



### Gardens and Grounds

At the rear there is a garden, fully enclosed, part laid to lawn, part laid to block paving with a westerly aspect. At the side there is a driveway

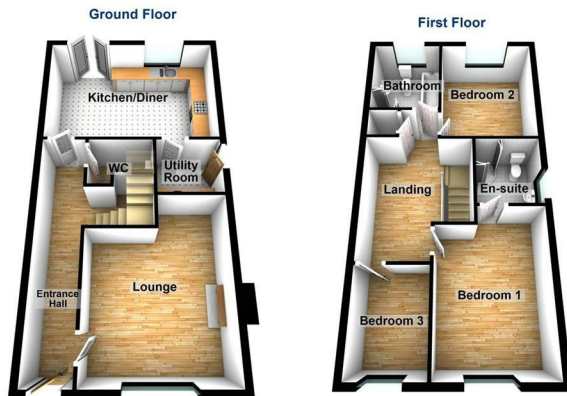




## Floor plans



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 PlanUp.



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