

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### 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



**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, radiato

**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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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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