

## 11 BELFAST ROAD CARRICKFERGUS BT38 8BP



### End terrace house

- Spacious accommodation over three floors
- Many period feature including original coving & architraves
- Entrance hall with herringbone style flooring
- Three bedrooms, master bedroom 16'9 x 14'1
- 19'10 x 16'5 Lounge with feature fireplace
- Recently updated shaker style kitchen incorporating doors to breakfast room
- Down stairs Wc and walk in storage cupboard
- Shower room boasting white suite and pvc tile effect panels
- Mostly double glazed & gas heating system
- Gardens at the rear with double gates providing off road parking
- Convenient to Carrickfergus town centre and all amenities
- Ideal family accommodation
- Viewing Recommended

## Offers Around £189,950

Tenure: Freehold

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		54	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**

Original coving, radiator, herring bone style wood flooring, stairs to first floor, door to lounge



**Lounge**

19'10 x 16'5

Original coving & ceiling rose, double glazed windows to front aspect, feature wooden shutters, fireplace with slate surround, hearth and wooden mantle, radiator, laminate wood flooring



**Kitchen**

16'5 x 7'5

Double glazed window to side aspect, excellent range of shaker style high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, extractor fan, tiled splashbacks and ceramic tiled flooring, under stairs cupboard, sliding patio doors to breakfast room





**Breakfast room**

12'2 x 9'8

Double glazed window and double doors to rear garden, laminate wood flooring, door to downstairs Wc



**Wc**

White suite comprising low flush Wc, pedestal sink, pvc tile effect panelled walls, laminate wood flooring, storage cupboard incorporating gas boiler

**Stairs and 1st floor landing**

Double glazed window to rear aspect, doors to



**Bedroom one**

16'9 x 14'1

Original coving, double glazed window to front aspect, radiator, wood flooring



**Bedroom three**

13'1 x 7'3

Double glazed window to rear aspect radiator, wood flooring



**Shower room**

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin with vanity unit under, shower cubicle, pvc tile effect panelling

**2nd floor landing**

Doors to



**Bedroom two**

19'10 x 11'5

Windows to front aspect, radiator

**Walk in storage**

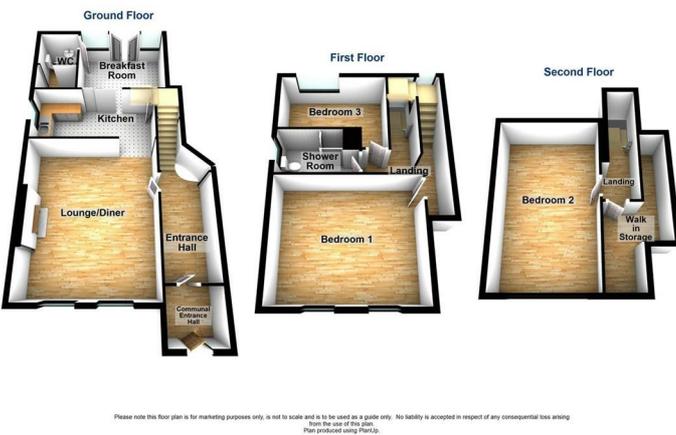
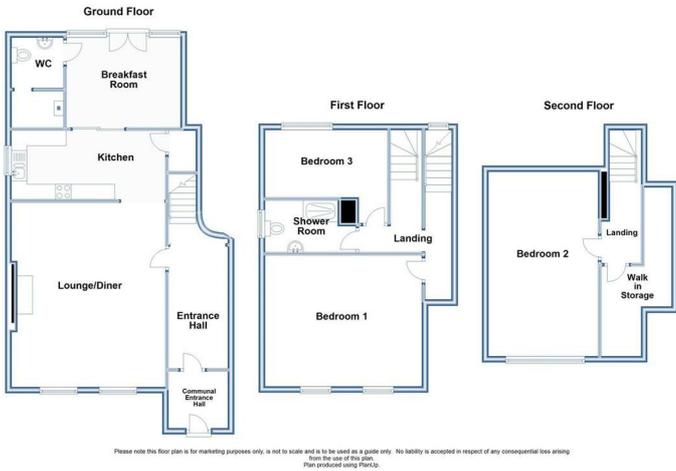
Walk in in storage cupboard, ideal for a study.



**Gardens and grounds**

At the rear there is an enclosed garden laid to hardstanding with double gates providing off road parking

**Floor plans**



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: 17792659**

Thinking of Selling?



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