

## 41 WINDSOR AVENUE CARRICKFERGUS BT38 9RX



Mid terrace house

Three bedrooms

Master bedroom 16'7 x 10'3 with double aspect windows

16'7 lounge with feature fireplace

Kitchen diner incorporating Oak style units

Downstairs Wc

Family bathroom with white suite

Double glazed windows in upvc frames

Oil fired heating system

Excellent gardens at the rear laid to lawn

Sought after central Whitehead location

Convenient to seafront promenade &amp; transport links

Ideal first time buy

### Offers Around £124,950

**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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

63

30



### Entrance hall

Radiator, laminate wood floor, doors to

### Downstairs Wc

Double glazed window to front aspect, white suite comprising low flush Wc and wash hand basin



### Lounge

16'7 x 10'3

Double glazed windows to front and rear aspect, fireplace with wood surround, granite hearth and inset, radiator, laminate wood flooring







### **Kitchen diner**

16'9 x 10'1

Double glazed windows to rear aspect, range of high and low level oak style units with roll edge worktops and 1.5 bowl sink and drainer, built in stainless steel oven, 4 ring hob and pull out extractor, plumbed for washing machine, open plan to dining area, door to rear garden



### **Stairs and landing**

Double glazed window to front aspect, airing cupboard, doors to

### **Bedroom one**

16'7 x 10'3

Double glazed window to front and rear aspect, radiator, laminate wood flooring



### **Bedroom two**

9'4 x 7'10

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



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: 17797502**



### Bedroom three

10'1 x 7'1

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



### Bathroom

Double glazed window to front aspect, white suite comprising low flush Wc, pedestal sink and enclosed bath with shower over



### Gardens and grounds

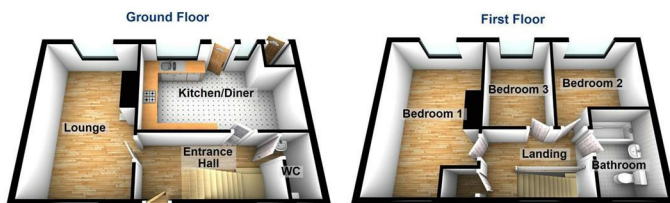
At the rear there is a generous garden laid to lawn with a range of trees. Rear pedestrian gate



## 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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