

## 52 UNITY STREET CARRICKFERGUS BT38 8AW



End terrace house

Two bedrooms

Lounge open plan to dining area

Dining area boasts feature cast iron fireplace

Newly installed kitchen with contemporary grey shaker style units

Built in oven, hob and stainless steel chimney extractor

Newly installed bathroom with white suite and electric shower

Double glazing & oil fired heating system

Recent renovation works include damp proof and updated electrics

New carpets and floor coverings throughout

Garden at the rear laid to lawn

Convenient to the town centre and transport links

Ideal first time buy or investment property

No chain, viewing recommended

### Offers Around £89,995

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			
(39-54) E		39	48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



**Entrance hall**  
Radiator, door to



**Lounge diner**  
21'11 x 9'11 max  
Double glazed window to front aspect, feature fireplace in dining area with cast iron surround and tiled hearth, radiators, laminate wood flooring. doors to kitchen





**Kitchen**

13'10 x 9'1

Double glazed door and windows to rear aspect, range of grey shaker style units with roll edge worktops and matching upstands. Inset stainless steel sink and drainer with mixer tap over, built in oven, hob and extractor, plumbed for washing machine, under stairs cupboard, radiator



**Stairs and landing**

Double glazed window to side aspect, doors to



**Bedroom one**

12'10 x 9'9

Double glazed windows to front aspect, radiator



**Bedroom two**

9'10 x 7'1

Double glazed window to rear aspect, radiator



**Bathroom**

Double glazed window to rear aspect, white suite comprising, low flush Wc, pedestal sink and enclosed bath with splashbacks and electric shower, radiator



**Gardens and Grounds**

At the rear of the property there is a garden and a shed incorporating oil fired boiler



## 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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