

14 GANNET WAY CARRICKFERGUS BT38 7RT



Semi detached house
Three bedrooms incorporating two doubles
14'7 lounge and separate dining room
Kitchen boasting beech shaker style units
Built in stainless steel oven & hob
White bathroom suite with electric shower over bath
Detached garage & driveway
Enclosed rear garden
Gas heating system
Double glazing and upvc fascias
No ongoing chain
Ideal first time buy

Offers Around £131,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(09-08) C	71	73
(05-04) D		
(09-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Entrance hall

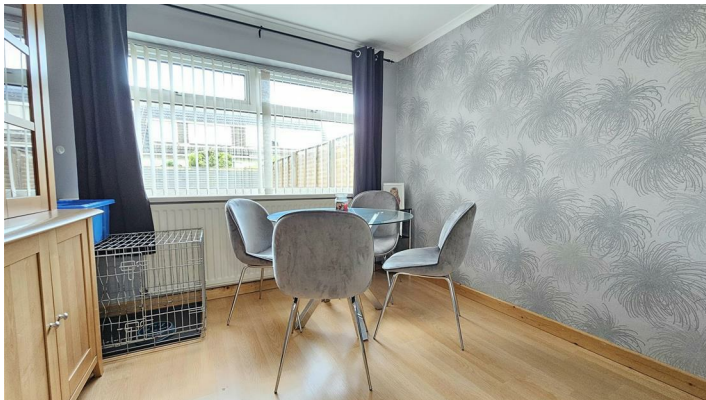
Double glazed door, radiator, laminate wood flooring



Lounge

14'7" x 12'7"

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



Dining room

9'7" x 8'4"

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



Kitchen

9'0" x 8'3"

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, built in stainless steel oven and four ring hob with extractor over

Stairs and landing

Double glazed window to side aspect, doors to



Bedroom one

11'6" x 9'11"

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



Bedroom two

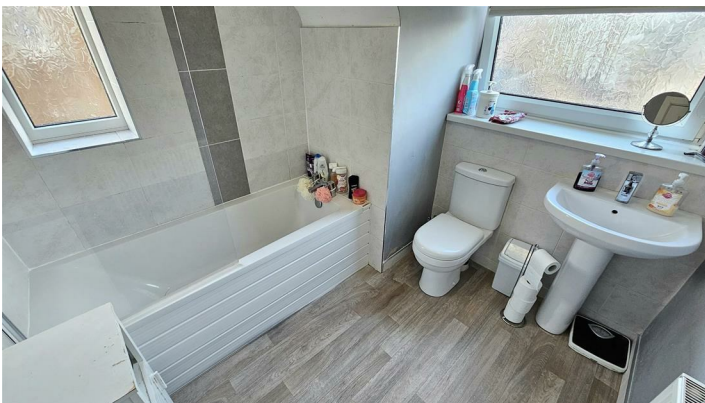
11'4" x 11'6"

Double glazed window to rear aspect, airing cupboard, radiator, laminate wood flooring

Bedroom three

8'7" n/t 5'1" x 8'3"

Double glazed window to front aspect, built in wardrobe, radiator, laminate wood floor



Bathroom

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

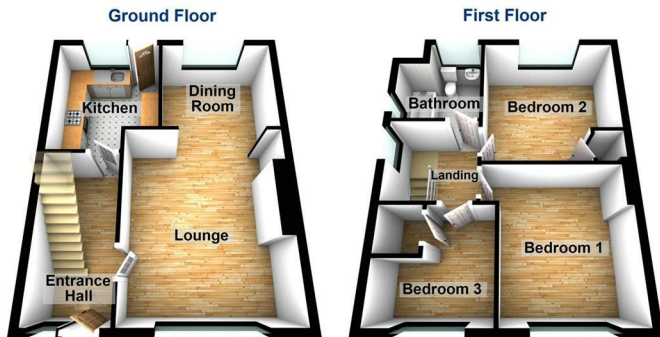
Garden and grounds

At the rear there is a garden laid to stone with patio area

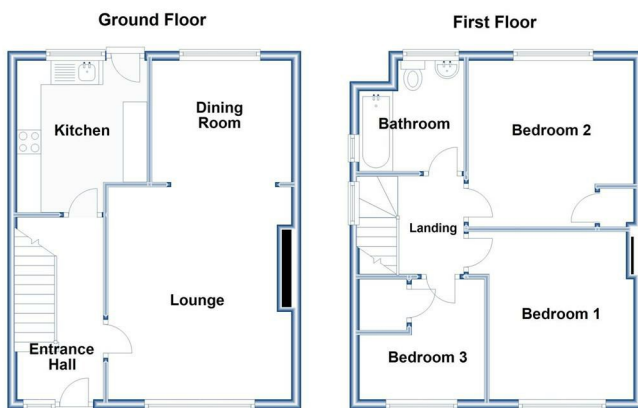
Garage

Detached garage with up and over door power and light

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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E: carrickfergus@ulsterpropertysales.co.uk

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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.

REF: 17871576

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