

## 83A MILEBUSH PARK CARRICKFERGUS BT38 7PU



### Superb Detached house

Three bedrooms

All bedrooms boast built in wardrobes

Lounge with feature fireplace

18'5 kitchen open plan to dining area

Contemporary floor to ceiling shaker style units and Calacatt stone worktops

Built in double oven, hob, extractor, dishwasher & fridge freezer

White bathroom suite with fully tiled walls and flooring and shower over bath

Garage converted to an office / additional reception space & utility room

Double glazed windows in pvc frames & gas heating system

Contemporary porcelain tiled flooring throughout ground floor

Gardens at the rear part laid to lawn, part timber deck

Garden boasts a south westerly aspect

Driveway proving off road parking for three cars

Cul de sac location

Convenient to Carrickfergus town centre

Excellent throughout, no ongoing chain

Viewing essential

## Offers Around £199,950

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		64	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### Entrance hall

Composite front door, decorative panelled walls, porcelain tiled floor, door to

### Lounge

15'1 x 13'5

Double glazed window to front aspect, fireplace with wood surround and granite inset and heath, storage cupboard, radiator, porcelain tiled flooring





**Kitchen diner**

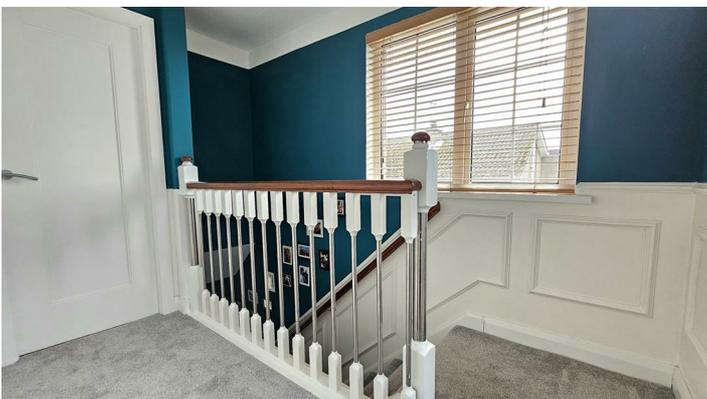
18'5 x 10'

Double glazed windows to rear aspect, door leading to rear garden, excellent range of floor to ceiling contemporary shaker style high and low level units with Calacatt stone worktops, inset sink. Built on double oven, hob and extractor, integrated fridge freezer and dishwasher, radiator, porcelain tiled flooring



**Stairs and landing**

Double glazed window to side aspect, part decorative wood panelling to walls, storage cupboards, doors to





**Bedroom one**

11'6 x 9'9

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



**Bedroom two**

10'11 x 10'8

Double glazed window to rear aspect, built in wardrobe, radiator, laminate wood flooring



**Bedroom three**

8'6 x 8'4 max

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



**Bathroom**

Double glazed window to rear aspect, white suite comprising low flush Wc, floating sink sat on vanity unit, enclosed bath with shower over, radiator, fully tiled walls and flooring



### **Additional reception room/ study**

13'7 x 10'8

The garage has been converted to an additional reception room and comprises of a double glazed window and door to front aspect, radiator. Ideal as a home office

### **Utility room**

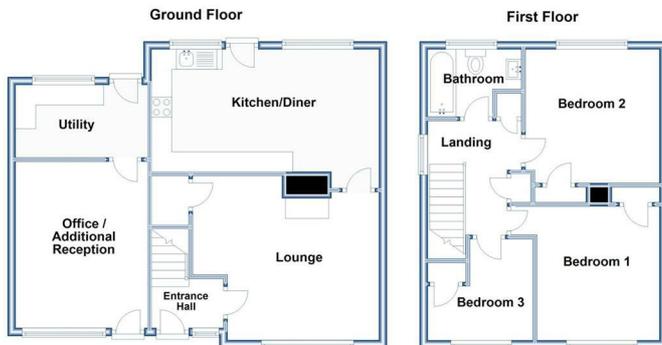
Double glazed window and door to rear aspect



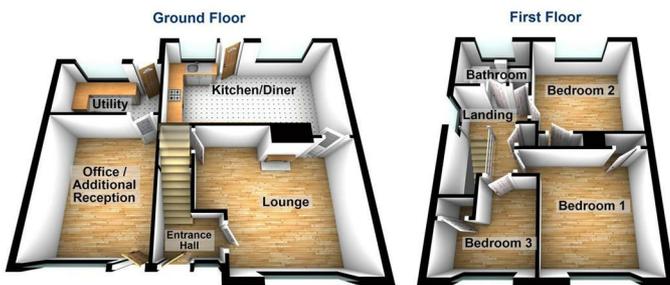
### **Gardens and grounds**

At the rear there is a garden part laid to lawn and part laid to timber decking, the rear garden boasts a south westerly aspect, whilst at the front a garden in lawn and a driveway providing off road parking for two cars

**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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