

2 DE LACY AVENUE CARRICKFERGUS BT38 7JU



Semi detached house
Three bedrooms

Master bedroom boasts built in sliding wardrobes

Lounge open plan to dining room

Kitchen has ivory shaker style units with stainless steel chimney style extractor

White bathroom suite with electric shower over the bath

Double glazed windows in pvc frames & Pvc fascias

Oil fired heating system

Driveway and detached garage

Enclosed garden at the rear with a southerly aspect

Cul de sac location

Ideally situated approximately 1.25 miles from Carrickfergus town centre

Ideal first or second time buy

Offers Around £144,950

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		43	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

A semi-detached house, located in a popular and convenient cul-de-sac just 1.25 miles from Carrickfergus town centre, making it an excellent choice for first or second-time buyers. The accommodation is spacious and comprises three well-proportioned bedrooms, including a master bedroom with built-in sliding wardrobes, on the ground floor the lounge opens seamlessly into the dining room while the kitchen features ivory shaker-style units complemented by a stainless-steel chimney-style extractor. The bathroom boasts a white suite and an electric shower over the bath and a chrome heated towel rail. Double-glazed windows in PVC frames, and an oil-fired heating system contribute to the home's efficiency. Outside, the property benefits from a driveway leading to a detached garage, an enclosed rear garden with southerly aspect and the facias are clad in pvc reducing external maintenance. Benefiting from having no ongoing chain viewing is highly recommended.

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New to the market... details and measurements to follow shortly

THINKING OF SELLING ?
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E:carrickfergus@ulsterpropertysales.co.uk

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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