

**87 TAYLORS AVENUE  
CARRICKFERGUS  
BT38 7BU**



Substantial detached house  
 Extends to approximately 1900 sq.ft to include garage  
 Five double bedrooms  
 En-suite shower room off the master bedroom with a white suite and fully tiled walls  
 15'9 x 14'4 lounge with a feature Oak style fire place and bay window  
 Separate family room open plan to conservatory  
 Conservatory boasts double door to rear garden  
 Kitchen incorporating an extensive range of oak shaker style units and granite worktops  
 Built in stainless steel double oven, five ring hob, microwave, fridge and dishwasher  
 Utility room and downstairs Wc  
 Double glazing and oil fired heating system  
 Integrated garage and driveway providing parking for 4-6 cars  
 Mature gardens bounded by fencing and hedges and trees  
 Superb location convenient to Carrickfergus town centre  
 Ideal accommodation for a family, viewing essential

**Offers Around £309,950**

**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                                   |  | 61                      | 61        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| Northern Ireland                            |  | EU Directive 2002/91/EC |           |

Located in the desirable Taylors Avenue area, this substantial detached home offers a practical and spacious layout, ideal for families seeking a property with an abundance of living room and convenient access to local amenities.

The house extends to approximately 1900 sq. ft. to include the integrated garage and features five double bedrooms, with the master bedroom benefitting from an en-suite shower room. The main living spaces are designed to accommodate everyday family life and entertaining, with a 15'9 x 14'4 lounge that includes an oak-style fireplace and a bay window, and a separate family room which connects directly to the conservatory with double doors leading out to the private rear garden. The kitchen is equipped with a comprehensive range of oak shaker-style units, granite worktops, and integrated stainless-steel appliances, including a double oven, five-ring hob, microwave, fridge, and dishwasher. Additional functionality is provided by a utility room and a downstairs WC.

The property benefits from an oil-fired heating system, double glazing, and a driveway capable of accommodating 4-6 vehicles. The mature gardens, bordered by fencing, hedges, and trees, provide privacy and a pleasant outdoor environment for everyday family use.

With its excellent location close to Carrickfergus town centre and its substantial size, this property is an ideal choice for families who value both space and convenience. A viewing is highly recommended to fully appreciate the scale and potential of this home.

#### **Entrance Hall**

Solid wood flooring, doors to

#### **Downstairs WC**

Double glazed window to side aspect, white suite comprising low flush WC, wash hand basin, radiator



**Lounge**

15'9 x 14'4 max

Double glazed bay window to front aspect, fireplace with oak surround, granite inset and hearth, radiator, wood flooring



**Family Room**

11'9 x 11'9

Radiator, wood flooring, archway to conservatory



**Conservatory**

10'5 x 9'2

Part PVC, part brick construction with double doors to rear garden, laminate wood floor



### **Kitchen**

11'8 x 9'10

Double glazed window to rear aspect, excellent range of oak shaker style high and low level units with granite worktops, inset 1.5 bowl sink and drainer with mixer tap over, built in stainless steel double oven, microwave and five ring gas hob with stainless steel chimney style extractor fan over. Integrated fridge and dishwasher, brick style splash backs, radiator, door to utility room



### **Utility Room**

Double glazed window to rear aspect, door to garage, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, brick style splash backs

### **Stairs & Landing**

Airing cupboard, feature stained glass window to side aspect, doors to



### **Bedroom One**

11'8 x 11'8

Double glazed window to rear aspect, radiator



**En-Suite**

Double glazed window to rear aspect, white suite comprising low flush WC, wash hand basin set on a vanity unit, shower cubicle, fully tiled walls, radiator

**Bedroom Two**

14'8 x 10'10

Double glazed window to rear aspect, wash hand basin, radiator



**Bedroom Three**

11'10 x 11'5

Double glazed window to front aspect, radiator

**Bedroom Four**

11'10 x 10'10

Double glazed window to front aspect, radiator

**Bedroom Five**

11'5 x 10'5 max

Double glazed window to front aspect, radiator



**Bathroom**

Double glazed window to rear aspect, white suite comprising low flush WC, floating sink set on a vanity unit, enclosed bath with shower over and PVC splash back panels, chrome heated towel rail



### Grounds & Gardens

At the rear there is an enclosed garden laid to lawn. At the front there is a garden laid to lawn and a driveway providing off road parking for four - six cars



### Garage

16'2 x 11'1

Window to side aspect, 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 Planipix.



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