



## 12 SALIA AVENUE Carrickfergus BT38 8NG

- Mid terrace house
- Three bedrooms
- Built in wardrobes in all bedrooms
- 14'4 x 14'2 lounge with wood flooring
- 17'4 x 10'2 kitchen diner boasting walnut shaker style units
- Shower room with a white suite incorporating a chrome heated towel rail
- Recently painted throughout including new carpets on stairs and first floor
- Double glazed windows in pvc frames
- Gas heating system
- Enclosed garden at the rear with a westerly aspect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £119,950**

# 12 Salia Avenue

, Carrickfergus, BT38 8NG



This mid terrace property offers a practical and well-kept home that would be ideal for first-time buyers or investors, with a convenient location close to local shops, schools, and public transport, making daily travel and access to amenities straightforward.

The house includes three good-sized bedrooms, all with built-in wardrobes, providing useful storage. The lounge measures 14'4 x 14'2 and features wood flooring, while the 17'4 x 10'2 kitchen diner

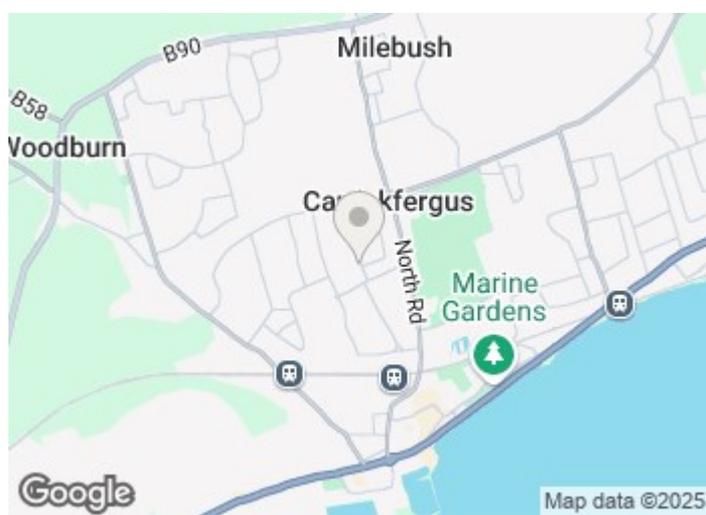
is fitted with walnut shaker-style units, offering a functional and spacious area for both cooking and dining. The shower room has a modern white suite with a chrome heated towel rail. Recently redecorated throughout, including new carpets on the stairs and first floor, the property is ready to move into. Additional features include double glazed windows in PVC frames, a gas heating system, and an enclosed rear garden with a westerly aspect. With no ongoing chain, this is a

straightforward and well-located home that is ready for immediate viewing.

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

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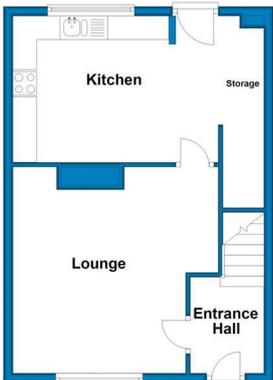


## Directions

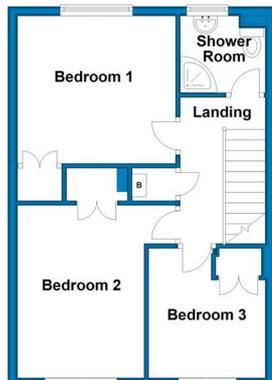




Ground Floor



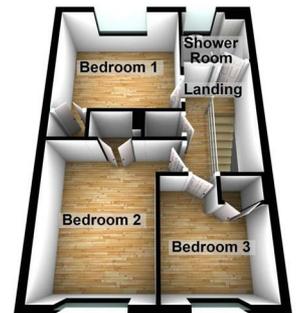
First Floor



Ground Floor

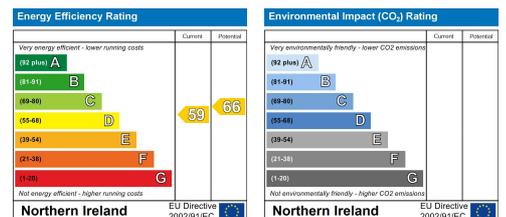


First Floor



# Floor Plan

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**PRS** Property Redress Scheme

**OFT** Approved code

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