

**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

Well presented, no ongoing chain

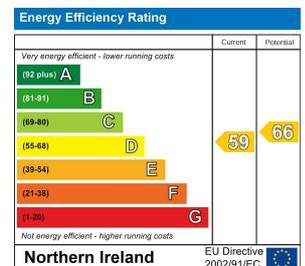
Ideal as an investment property or first time buy

Viewing recommended

**Offers Around £119,950**

**Tenure: Leasehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**



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.



#### **Entrance hall**

Double glazed door, radiator, laminate wood floor.



#### **Lounge**

14'4 x 11'11

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



**Kitchen/diner**

14'2 x 10'2

Double glazed window to rear aspect, range of walnut shaker style high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink & drainer with mixer tap over, plumbed for a washing machine, radiator, laminate wood floor, double glazed door to rear garden.

**Stairs & landing**

Access to loft space, storage cupboard incorporating gas boiler, doors to.



**Bedroom one**

11' x 10'3

Double glazed window to rear aspect, built in wardrobe, radiator.



**Bedroom two**

14'7 x 8'9

Double glazed window to front aspect, built in wardrobe, radiator.



**Bedroom three**

9' x 8'6

Double glazed window to front aspect, built in wardrobe, radiator.



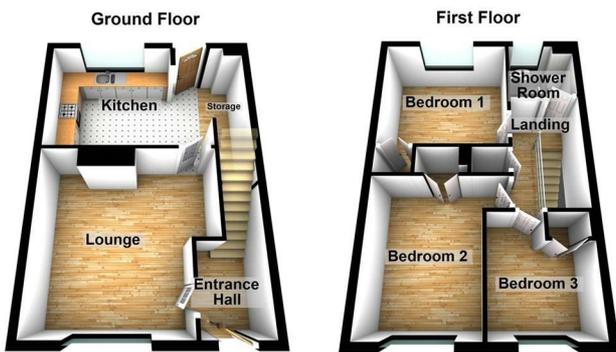
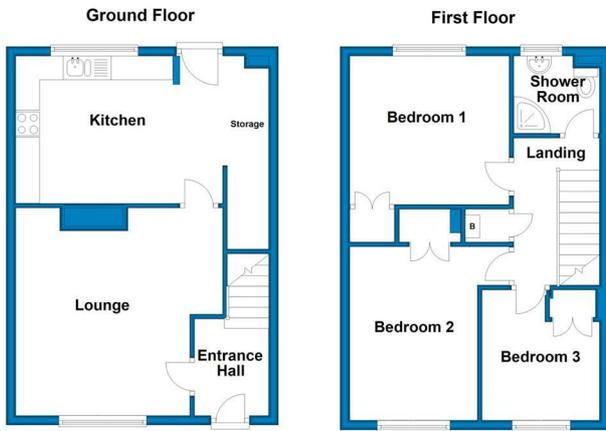
**Shower room**

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink & shower cubicle, chrome heated towel rail, part tiled walls, ceramic tiled floor.

**Garden & grounds**

At the rear there is an enclosed garden.

**Floor plans**



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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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