

57 PROSPECT PARK CARRICKFERGUS BT38 8QA



Semi detached house
 Three bedrooms incorporating two doubles
 15'1 x 9'9 lounge with feature fireplace and solid wood flooring
 Double doors from lounge to upvc conservatory
 Separate dining room boasting a feature fireplace
 Shaker style kitchen
 Shower room with a white suite
 Upvc double glazing and fascias & oil fired heating system
 Extensive gardens at the rear part laid to lawn, part laid to lawn
 Rear garden enjoys a private and westerly aspect
 Detached garage and off road parking
 Well presented throughout
 Ideal as a first time buy or downsize
 Convenient to Carrickfergus town centre
 Viewing essential

Offers Around £151,950

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		56	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

This well-presented semi-detached house is ideal for a first-time buyer or someone looking to downsize and offers a convenient location near Carrickfergus town centre. It features three bedrooms, including two doubles, a 15'1 x 9'9 lounge with solid wood flooring, a feature fireplace, and double doors leading to a uPVC conservatory.

In addition there is also a separate dining room with a fireplace and a Shaker-style kitchen. The shower room includes a white suite, while uPVC double glazing, fascias, and an oil-fired heating system provide comfort and efficiency. Outside, the extensive rear garden enjoys a private westerly aspect and is partly laid to lawn.

A detached garage and off-road parking add extra convenience. Well presented throughout, this home is ready to move into, and viewing is essential.

Entrance hall

Double glazed window and door to front aspect, doors to.



Lounge

15'1 x 9'9

Double glazed double doors to conservatory, fire place with mahogany surround, granite inset and hearth, solid wood flooring.



Conservatory

9'7 x 8'10

Double glazed windows to rear and side aspect, double glazed door to rear garden, ceramic tiled floor.



Dining room

11'4 x 9'11

Double glazed window to front aspect, feature fire place, radiator, laminate wood flooring, door to kitchen



Kitchen

9'11 x 9'6

Double glazed window and door to rear aspect, range of high and low level units with roll edge work tops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, extractor fan.

Stairs and landing

Double glazed window to front aspect, doors to.



Bedroom one

12'2 x 10'

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



Bedroom two

9'11 x 9'5

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



Bedroom three

9'11 x 7'3

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



Shower room

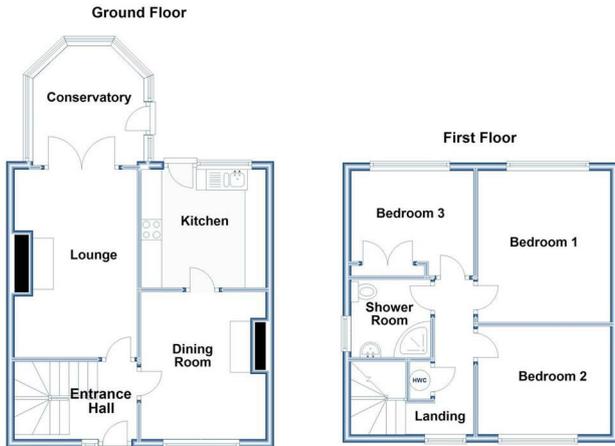
Double glazed window to side aspect, low flush Wc, pedestal sink set on vanity unit, shower cubicle, radiator.



Garden and grounds

At the rear there is a garden laid to lawn with a block paved patio. The garden boasts a westerly aspect.

Floor plan



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