



34 WOODBURN ROAD

Carrickfergus BT38 8PX

- Semi detached house
- Four double bedrooms
- Master bedroom boasts a fireplace and is currently used as a first floor Drawing Room
- Lounge with red brick fire surround
- 20' x 9'9 family room incorporating cast iron stove & double doors to rear garden
- Separate dining room open plan from family room
- Fourth reception space (previously operated as a shop unit)
- Study landing incorporating a red brick fireplace
- Original wooden shutters on many of the windows
- Period features including skirting boards, architraves, cornicing and coving

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	1	13
EU Directive 2002/91/EC		

Offers Around £152,950

34 Woodburn Road

, Carrickfergus, BT38 8PX

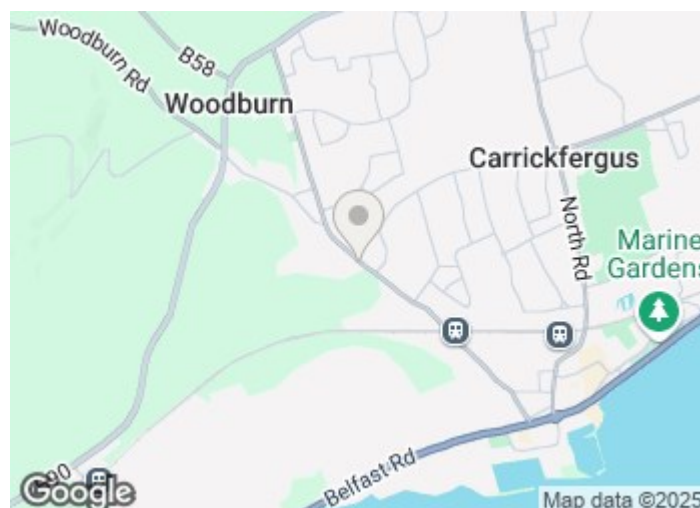


This substantial extended semi-detached house presents a unique opportunity for a builder or an investor seeking a property with significant potential and requires comprehensive updating throughout. Retaining an array of impressive period features, the property showcases original skirting boards, architraves, cornicing, and coving, along with wooden shutters on many of the windows offering significant character and heritage. The accommodation is generously proportioned, comprising four double bedrooms, including a master bedroom currently used as a first-floor drawing room with its own fireplace. The lounge features a red brick fire surround, while the spacious 20' x 9'9 family room benefits from a cast iron stove and double doors leading to the rear garden and seamlessly flows into a separate dining area. An additional fourth reception room, previously operated as a shop unit offers further versatility and potential for a purchaser looking to operate a business from home. The property includes a galley-style kitchen and a shower room with a white suite, while the glazing is a mix of double-glazed units and original single-glazed sash windows. Externally, the rear gardens enjoy a westerly aspect. With an asking price that reflects the level of refurbishment required, this property affords a rare and exciting opportunity/project for a builder/developer and viewing enquiries are invited from potential purchasers who are purchasing cash or have a substantial deposit.

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

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Directions



Floor Plan

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