

## 6 BESSFIELD CLOSE CARRICKFERGUS BT38 7BW



Semi detached house

Three bedrooms

14'3 x 11'3 lounge with feature fireplace &amp; wood flooring

Kitchen diner with recently fitted contemporary units and tiled flooring

Integrated oven, hob and extractor

Double doors from dining area to rear garden

Family bathroom incorporating white suite and L-style bath

Double glazing and gas heating system

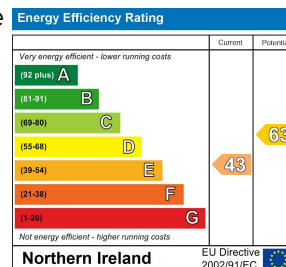
Gardens at the rear fully enclosed, part laid to lawn, part laid to patio

Driveway at the side providing off road parking

Cul de sac location approximately 1.5 miles from Carrick town centre

Well presented, no ongoing chain

### Offers Around £144,950

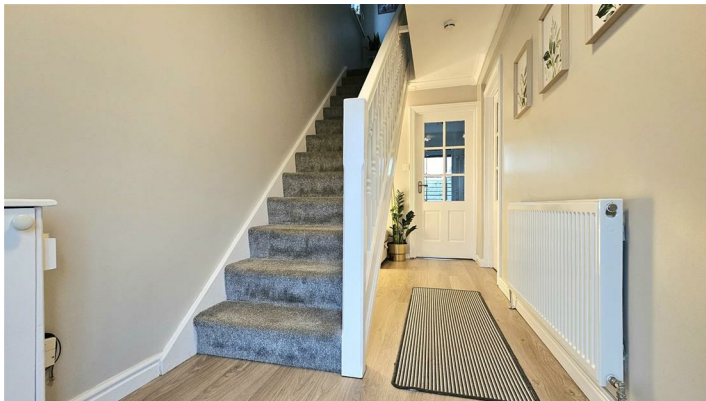
**Tenure: Leasehold****Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**

This well-presented semi detached house is located in a quiet cul-de-sac approximately 1.5 miles from Carrickfergus town centre, offering convenient access to local amenities and transport links, making it an ideal choice for a first-time buyer.

The property features three bedrooms and a 14'3 x 11'3 lounge with wood flooring and a feature fireplace, while the kitchen diner has been recently updated with contemporary units and tiled flooring, and includes an integrated oven, hob, and extractor. Double doors from the dining area open onto a fully enclosed rear garden, which is part laid to lawn and part patio. Additional benefits include a modern family bathroom with a white suite and L-style bath, double glazing throughout, gas heating, and a driveway to the side for off-road parking. With no ongoing chain, this home is ready for immediate viewing.

### **Entrance Hall**

Radiator, laminate wood floor, doors to



### **Lounge**

14'3 x 11'3

Double glazed window to front aspect, fireplace with feature surround and granite hearth, radiator, laminate wood floor







### Kitchen/Diner

17'3 x 9'5

Double glazed window and floor to rear aspect, range of contemporary high and low level units with inset stainless steel sink contrasting worktops, built in stainless steel oven and four ring hob with extractor fan over, breakfast bar, radiator, tiled flooring, double doors to rear garden



### Stairs and Landing

Double glazed window to side aspect, doors to



### Bedroom One

14'1 x 9'10

Double glazed window to front aspect, doors to

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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**Bedroom Two**

10'11 x 9'8

Double glazed window to rear aspect, radiator



**Bedroom Three**

8'3 x 7'3

Double glazed window to front aspect, radiator



**Bathroom**

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink set on vanity unit, L-shaped bath with shower over, fully tiled walls and floor



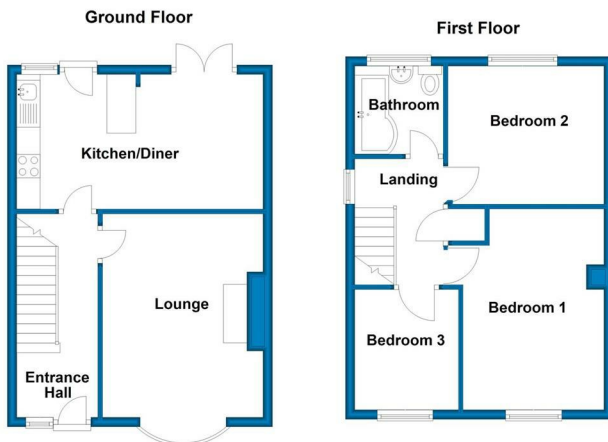
### Garden and Grounds

At the rear there is an enclosed garden part laid to lawn, part laid to patio paving, at the side there is a driveway

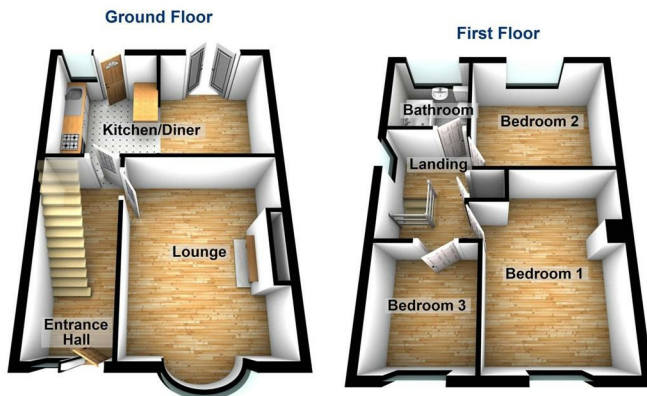




## Floor Plans



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 PlanUp.



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