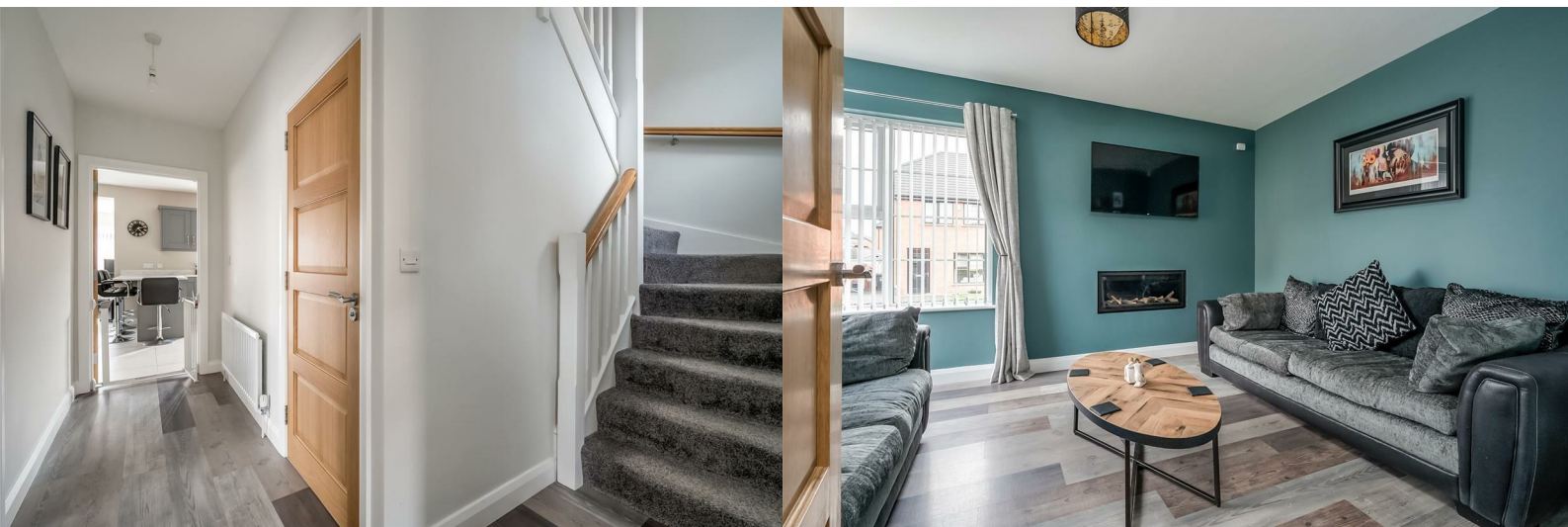




## 43 Highgrove Road

Carrickfergus, BT38 9AG

Offers Over £229,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door. Stairwell to first floor. Alarm panel. Tiled floor.

#### LOUNGE

13'5 x 10'9 (4.09m x 3.28m)

Focal point, wall mounted inlaid gas fire. Picture corner window. Wood laminate floor covering.

#### OPEN PLAN KITCHEN/LIVING/DINING AREA

24'6 x 25'5 (7.47m x 7.75m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting granite effect work surfaces. Matching upstanding to work surface. Breakfast bar area. Integrated appliances to include 4 ring electric hob with stainless steel extractor canopy over, washing machine, eye level Nordmende microwave and oven. Space for American style fridge freezer. Black composite sink unit. Tiled floor continuing through living and dining space. PVC double glazed French doors to sunroom accessing rear garden.

#### UTILITY ROOM

9'2 x 6'1 (2.79m x 1.85m)

Matching units to kitchen. Gas fired central heating boiler (housed). Space and plumbed for washing machine and tumble dryer. PVC double glazed side door to driveway. Tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to shelved hotpress and roof space.

#### PRINCIPAL BEDROOM

11'9 x 11'4 (3.58m x 3.45m)

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin and WC. Fully tiled walls and tiled floor. Chrome towel radiator.

#### BEDROOM 2

12'5 x 11'7 (3.78m x 3.53m)

#### BEDROOM 3

11'9 x 10'9 (3.58m x 3.28m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Fully tiled walls and tiled floor. Chrome towel radiator.

#### EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

South facing rear garden in lawn, with decorative flowerbeds, paved patio area and raised timber decking area with covered pergola.

PVC fascia, soffits and rainwater goods.

Outside tap, plug sockets and lighting.

Timber shed.

Tel: 02825655733





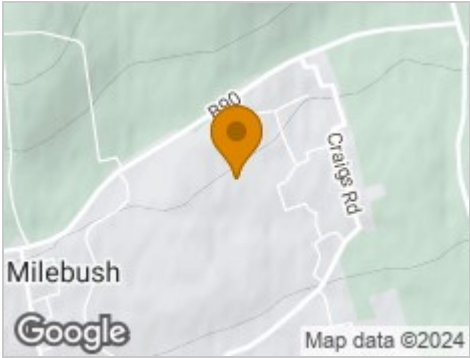
Road Map



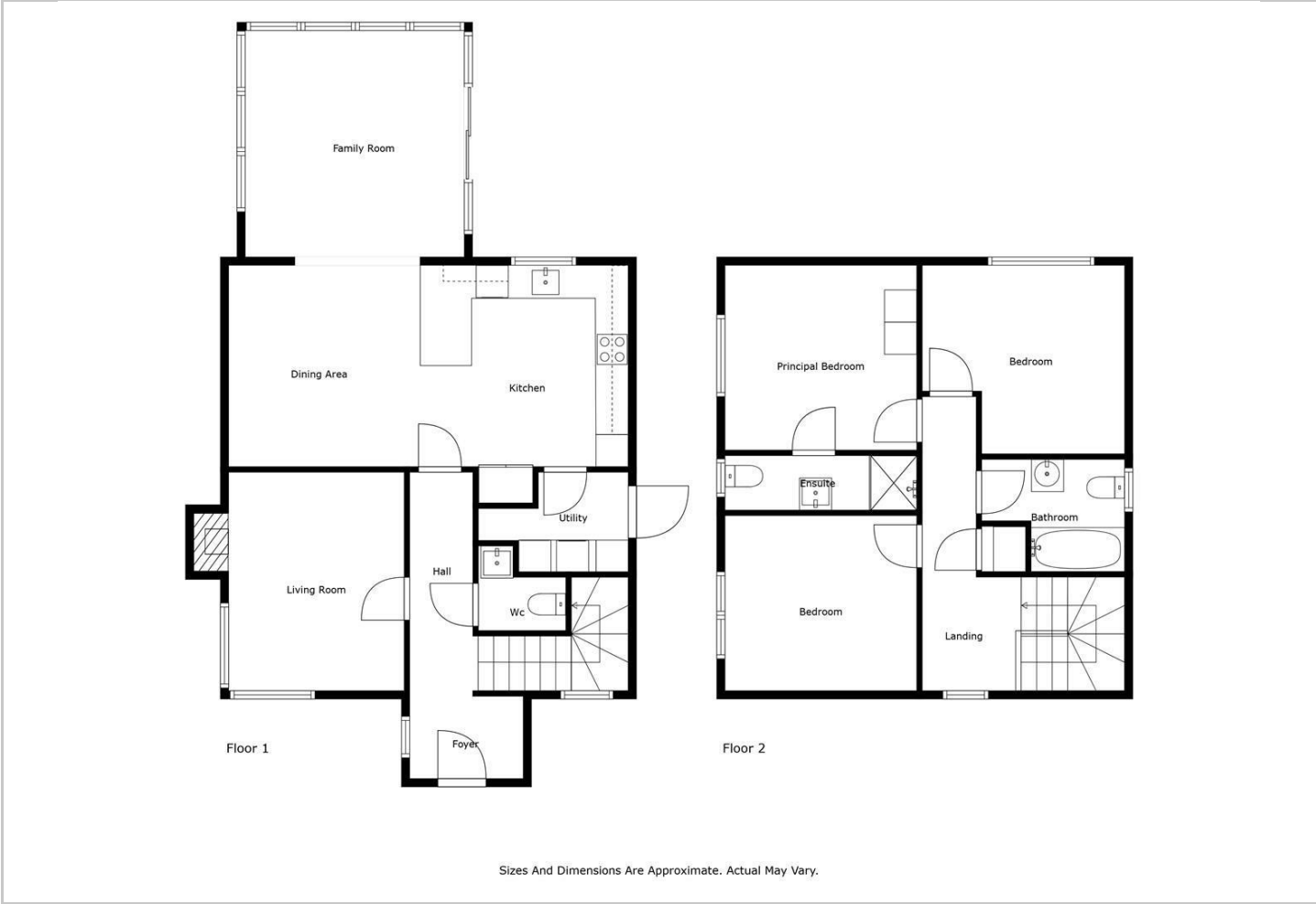
Hybrid Map



Terrain Map



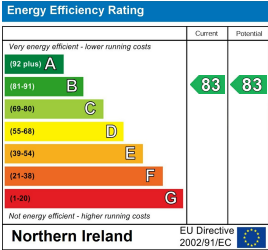
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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