

20 KNOCKLEIGH DRIVE CARRICKFERGUS BT38 8UT



PUBLIC NOTICE

Ulster Property sales are now in receipt of an offer for the sum of £108,000 for 20 Knockleigh Drive Anyone wishing to place an offer on this property should contact Ulster Property Sales 8 Market Place BT38 7AW 028 93365986 before exchange of contracts.

Red brick mid terrace house
 Three bedrooms, all with fitted wardrobes
 Lounge with fireplace and wood flooring
 Separate dining room
 Kitchen with shaker style units
 White bathroom suite incorporating corner bath and separate shower cubicle
 Double glazed windows in pvc frames
 Gas heating system
 Rear garden covered by car port
 Rear of property enjoys a southerly aspect
 Convenient to transport links
 No ongoing chain
 Ideal as a first time buy

Asking Price £92,950

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		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Entrance Hall

Double glazed door to front aspect, radiator, ceramic tiled floor, doors leading to



Lounge

13'2 x 12'7

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



Dining Room

10'2 x 8'11

Double glazed window to rear aspect, radiator, laminate wood flooring, door leading to



Kitchen

10'2 x 9'7

Double glazed window and door to rear garden, range of high and low level shaker style units, inset stainless steel sink and drainer, radiator, ceramic tiled floor

Stairs & Landing

Storage cupboard, doors to



Bedroom one

11'1 x 10'3

Double glazed window to front aspect, built-in cupboard, radiator, laminate wood flooring



Bedroom two

11'0 x 10'3

Double glazed window to rear aspect, built-in cupboard, radiator, laminate wood flooring



Bedroom three

8'5 x 8'1

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



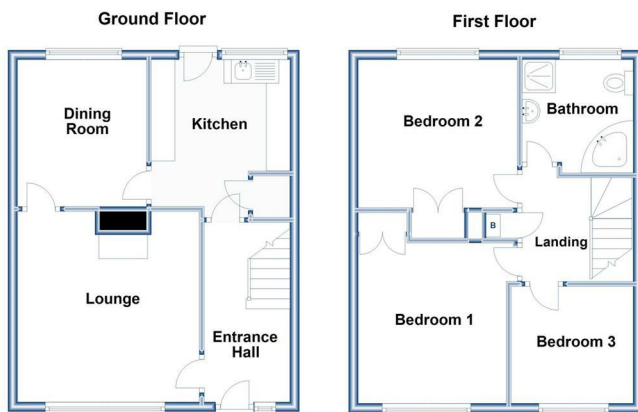
Bathroom

Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink, enclosed corner bath, separate shower cubicle with shower over, radiator, laminate wood flooring

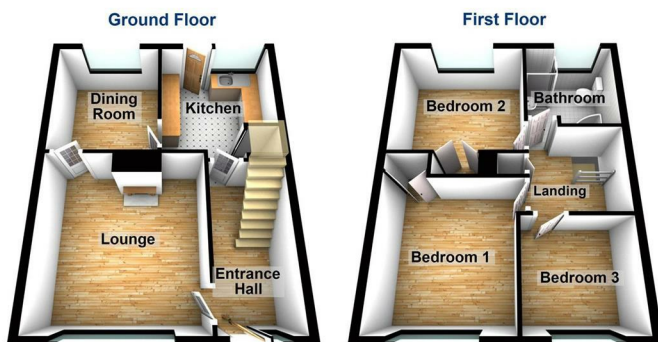
Garden and Grounds

At the rear there is a fully enclosed garden covered by a carport. At the front there is a garden laid to lawn

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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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.

REF: 17958238

Thinking of Selling?

A hand is shown from the bottom, holding a small, detailed model of a modern house with a garage and a 'SOLD' sign. The house and sign are resting on a small patch of white clouds. The background is a light blue sky with soft white clouds.

Call us for a free valuation

 028 9336 5986

www.ulsterpropertysales.co.uk **UPS**

THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION
VALUATION

UPS CARRICKFERGUS
T: 028 93365986
E:carrickfergus@ulsterpropertysales.co.uk

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