

## 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



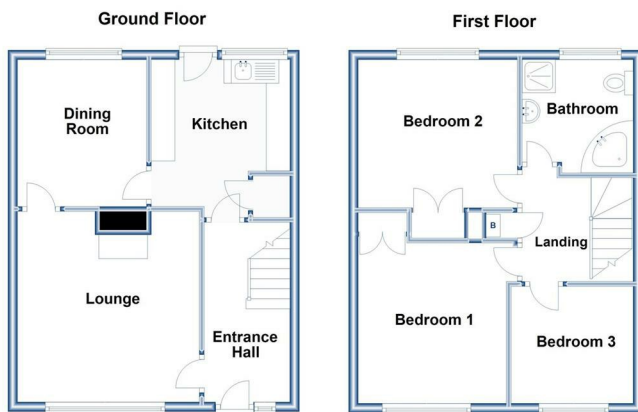
### Bathroom

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

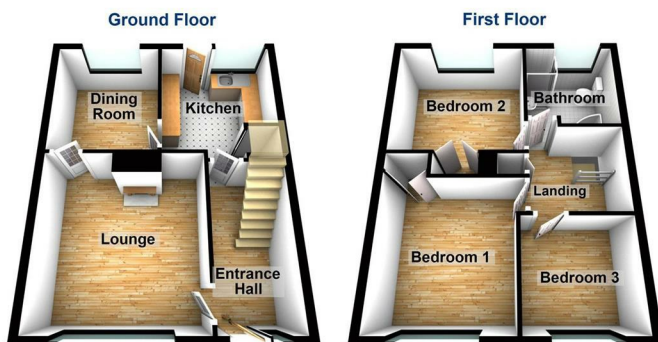
### Garden and Grounds

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](http://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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