

83 WOODBURN ROAD CARRICKFERGUS BT38 8PS



Semi-detached house
Two double bedrooms
Box room/ study
Lounge with bay window and feature fireplace
Separate dining room
21' kitchen diner with walnut style units
Shower room with white suite
Double glazed windows in uPVC frames
Gas heating system
Off road parking
Convenient to Carrickfergus town centre
No ongoing chain

Offers Around £154,995

Tenure: Freehold

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 | | 52 | 59 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Entrance Hall

Radiator, tiled floor, doors to



Lounge

14'3 x 11'3

Double glazed bay window to front aspect, double glazed window to side aspect, fireplace with feature surround, radiator, tiled floor



Dining Room

12'0 x 11'8

Double glazed windows to rear and side aspect, fireplace with cast iron surround, radiator, tiled floor





Kitchen/Diner

21'5 x 7'8

Double glazed window to rear and side aspect, range of Walnut style high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, stainless steel chimney style extractor fan, plumbed for washing machine, radiator, ceramic tiled floor, door to rear garden



Stairs & Landing

Window to side aspect, doors to



Bedroom one

14'11 x 11'11

Double glazed window to front aspect, radiator



Bedroom Two

11'8 x 9'8

Double glazed window to rear and side aspect, radiator

Study

8'11 x 4'11

Double glazed window to side aspect, radiator



Shower room

Double glazed window to rear aspect, white suite comprising low flush WC, wash hand basin, shower cubicle, ceramic tiled floor

Floored loft space

14'9 x 10'4

Velux window to rear aspect

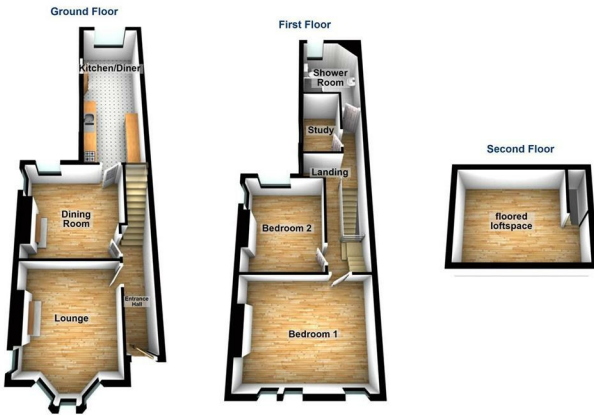
Garden and Grounds

At the rear and side there is a garden incorporating a patio area. At the front 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 PlanIt.



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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.

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