



60 Bates Park, Greenisland, Carrickfergus, BT38 8LG

£214,950

- Semi detached property in popular residential area
- Lounge with solid wood flooring and feature fireplace
- White bathroom suite
- Double glazing in uPVC frames
- 3 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with built in appliances
- Gas fired central heating
- Neat gardens front and rear

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This attractive semi-detached property is situated in a popular residential area, offering comfortable and modern living ideal for families or professionals alike. The home features three well-proportioned bedrooms, including a spacious principal bedroom with the added benefit of an ensuite shower room. The inviting lounge boasts solid wood flooring and a charming feature fireplace, creating a warm and welcoming atmosphere. A contemporary fitted kitchen is equipped with a range of built-in appliances, providing both style and practicality for everyday living. The property is further complemented by a white bathroom suite, gas-fired central heating, and double glazing in uPVC frames, ensuring comfort and efficiency throughout the year. Externally, the home benefits from neat and well-maintained gardens to the rear, offering pleasant outdoor space for relaxation or entertaining. A superb opportunity in a sought-after location.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Solid wood flooring, understairs storage

Lounge

17'2 x 11'1 (into bay)

Solid wood flooring, feature fireplace, patio doors to:

Kitchen

17'9 x 11'2

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, ceramic sink unit with mixer tap, built in hob, built in fan assisted oven, stainless steel extractor fan, built in fridge and freezer, ceramic tiled flooring.

Casual dining area, uPVC door to rear

First Floor

Landing

Linen cupboard, access to part floored roofspace

Bedroom (1)

14'4 x 11'1

Ensuite Shower Room

Low flush W/C, pedestal wash hand basin, corner glazed shower unit with electric shower, tiling, ceramic tiled flooring, extractor fan

Bedroom (2)

10'7 x 8'7

Bedroom (3)

9'8 x 6'10

Partial views of Loughshore

Bathroom

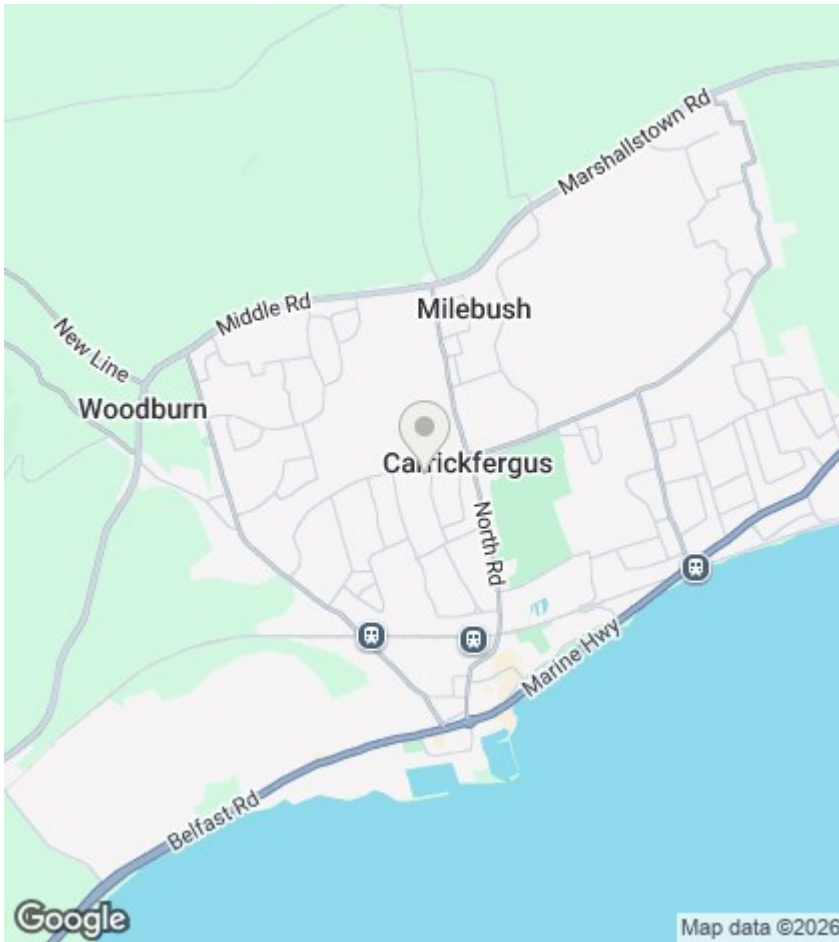
White bathroom suite, low flush W/C, pedestal wash hand basin, panelled bath with mixer tap and hand shower, tiling, ceramic tiled flooring, extractor fan

Outside

Front in lawn

Side in driveway

Rear in neat lawn, paved patio area, shed with electric, plumbed for washing machine



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	