

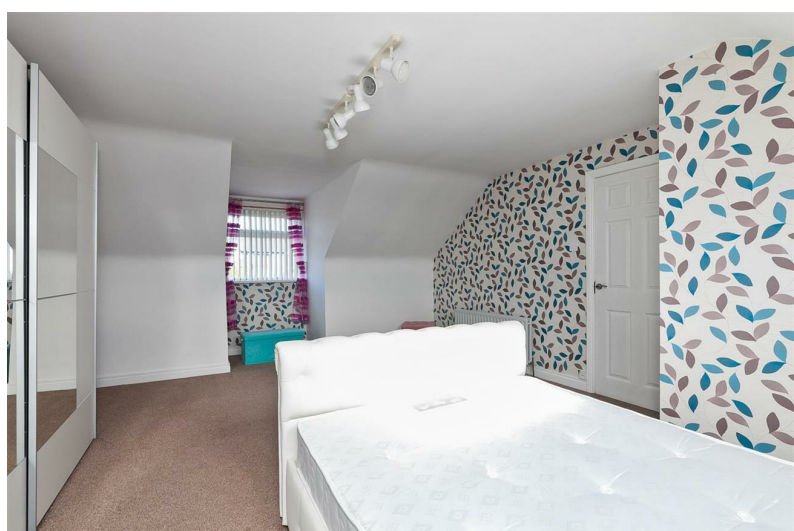


11 Brackenridge, Carrickfergus, BT38 8FW

- Deceptively Spacious, Family Detached
- Lounge; Kitchen Through Dining Room
- Conservatory
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Four Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Deluxe Bathroom & Shower Room
- Private Driveway; Integral Garage
- Immaculately Presented Throughout

Offers Over £285,000

EPC Rating D



11 Brackenridge, Carrickfergus, BT38 8FW



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor gallery landing. Access to under stairs store. Access to separate cloakroom.

LOUNGE 17'11" x 14'8" (wps)

Box bay window to front elevation. Gas fire in granite fireplace with matching hearth and surround. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 19'2" x 15'8" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, grill and dishwasher. Space for fridge freezer. Built in microwave oven. Built in wine rack. Splashback tiling to walls. Access to integral garage. PVC double glazed French doors leading to:



CONSERVATORY 11'11" x 11'0" (wps)

PVC double glazed frame with matching French doors to rear garden. View towards Belfast Lough. Wood laminate floor covering.

BEDROOM 3 13'0" x 11'7" (wps)

Jack and Jill access to family bathroom.

BEDROOM 4 10'9" x 9'8"

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate, oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

FIRST FLOOR

GALLERY LANDING

Access to roof space.

BEDROOM 1 20'10" x 14'8"

View towards Woodburn Forest to front elevation. Access to under eaves storage.

BEDROOM 2 20'10" x 9'10"

Dual aspect windows. View towards Woodburn Forest.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Access to shelved hot press.

EXTERNAL

Generous sized private driveway area finished in tarmac. Low maintenance front and side garden finished in lawn, decorative stone and range of plants, trees and shrubbery. Entrance porch. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed rear garden finished in lawn and paved patio area. Outside tap. External power points. PVC oil storage tank.

INTEGRAL GARAGE 20'5" x 9'9"

Up and over main door. Separate service door to kitchen. PVC double glazed service door to rear garden. Power and light. Plumbed for automatic washing machine. Oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





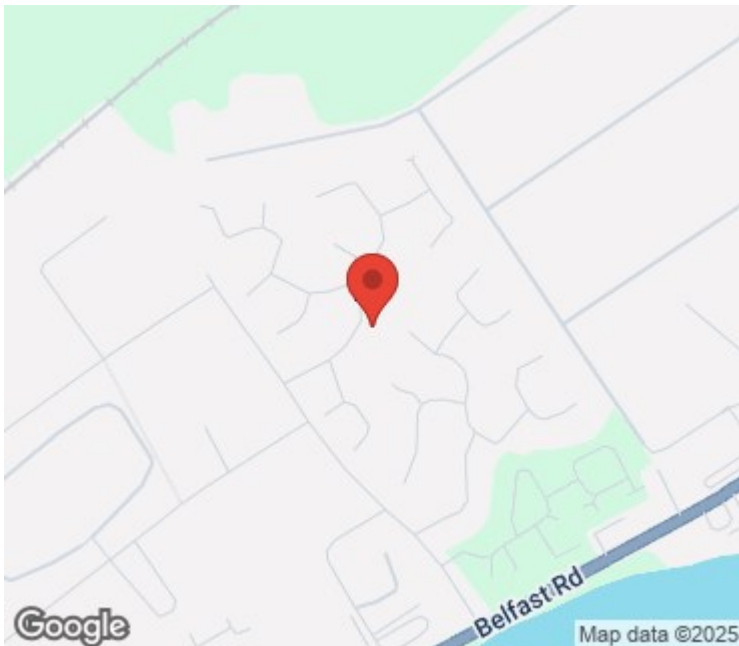
Immaculately presented, deceptively spacious, four bedroom family detached home, with conservatory extension and integral garage, situated within the well sought after Brackenridge development, Belfast Road, Carrickfergus.

The property comprises entrance hall, lounge, kitchen through dining room, conservatory, four well-proportioned bedrooms, deluxe bathroom, and separate first floor shower room.

Externally, the property enjoys generous sized private driveway, integral garage, and fully enclosed rear garden.

Other attributes include oil heating, PVC double glazing, lough views, and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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