



14 Thornfield Court, Carrickfergus, BT38 8LB

- Mid Terrace Property
- Lounge; Separate Dining Room
- Bathroom; Separate WC
- Private Driveway To Front
- Convenient Location
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front entrance door. Tiled floor. Stairwell leading to first floor.

LOUNGE 13'9" x 10'1"

Picture window to front elevation.

KITCHEN 12'1" x 9'11"

Fitted kitchen with range of high and low level storage units and melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for under counter fridge and separate freezer. Plumbed for automatic washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed rear door.



DINING ROOM 10'0" x 8'10"

Wood laminate floor covering. Picture window to rear elevation. Built in store.

FIRST FLOOR

LANDING

Access to roof space and shelved hot press.

BEDROOM 1 15'4" x 8'8"

Wood laminate floor covering. Picture window to to rear elevation. Two built in wardrobes/stores.

BEDROOM 2 10'2" x 9'8"

Wood laminate floor covering. Built in wardrobe/store.

BEDROOM 3 10'4" x 6'7" (wps)

Wood laminate floor covering. Access to built in store.

BATHROOM 5'11" x 5'4"

White, two piece suite comprising panelled bath and pedestal wash hand basin. Electric shower unit, mixer tap and glass shower screen over bath. PVC splashback panelling to bath and sink. Tile effect lino floor covering.

WC 5'4" x 2'7"

White, low flush, push button WC. Tiled splashback to wall at rear of WC. Tile effect lino floor covering.

EXTERNAL

Private driveway to front finished in concrete.

Low maintenance front garden area finished in decorative stone.

Fully enclosed, low maintenance rear garden finished in raised patio area, concrete service area, and decorative stone.

Purpose built boiler house with oil fired central heating boiler.

PVC oil storage tank.

External store.

External lighting.

Outside tap.

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.





Well presented, three bedroom, two reception, mid terrace property with private driveway to front and fully enclosed, low maintenance rear garden, conveniently located off the North Road, Carrickfergus, within close proximity to local amenities and main commuter networks.

The property comprises entrance hall, lounge, dining room, fitted kitchen, three well proportioned first floor bedrooms, bathroom with two piece suite, and separate WC.

Externally the property enjoys private driveway to front finished in concrete, low maintenance front garden area finished in decorative stone, and fully enclosed, low maintenance rear garden finished in raised patio area, concrete service area, and decorative stone.

Other attributes include oil fired central heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	60
(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