



34 Brackenridge, Carrickfergus, BT38 8FW

- Immaculately Presented, Family Detached
- 5 Bed; 1+ Rec / 4 Bed; 2+ Rec
- Deluxe Bathroom; Separate Shower Room
- Private Driveway
- Fully Landscaped Site
- Adaptable Accommodation
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Integral Garage
- Convenient, Well Sought After Location

Offers Over **£284,950**

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Wood laminate floor covering. Stairwell to first floor, gallery landing. Under stairs telephone area. Access to cloakroom.

LOUNGE 15'8" x 14'5" plus bay

Box bay window to front elevation. Inglenook style recess with cast iron wood burning stove with granite hearth and surround. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 15'7" x 9'9"

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and extractor hood over. Integrated oven and dishwasher. Upstands to walls to match worktop. Fitted breakfast bar unit. Tiled floor.



UTILITY ROOM 9'8" x 6'0"

Fitted, high level, glass fronted display cabinet. Melamine work surface area. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler. Access to integral garage. Composite, double glazed door leading to rear garden.

BEDROOM 3 13'5" x 11'9" (wps)

Currently utilised as family room. PVC double glazed, sliding, patio door to rear garden. Wood laminate floor covering.

BEDROOM 4 9'1" x 9'0"

Currently utilised as dining room. Wood laminate floor covering.

BEDROOM 5 10'1" x 9'10"

Currently utilised as study. Wood laminate floor covering.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, three piece suite comprising freestanding bath, floating vanity unit and WC. Chrome towel radiator.

FIRST FLOOR

GALLERY LANDING

Access to roof space.

BEDROOM 1 17'7" x 11'10" plus bay (wps)

Access to under eaves storage.

BEDROOM 2 17'7" x 9'10" plus bay

Access to under eaves storage.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising fully panelled shower enclosure, vanity unit and concealed cistern WC. Electric shower with drench shower head. Chrome towel radiator. Access to store.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn and range of plants, trees and shrubbery.

Brick paviour entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, timber decking, pergola, decorative stone, pond and range of plants, trees and shrubbery.

External power points.

Outside tap.

Service area/log store to side.

INTEGRAL GARAGE 13'1" x 9'10"

PVC coated roller shutter door. Separate service door to utility room. Power, light and access to roof space.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

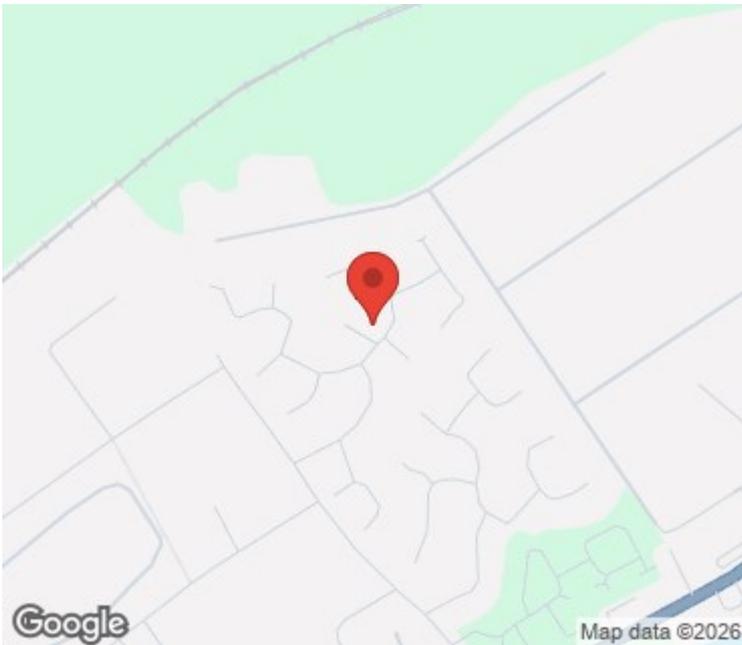
Immaculately presented, spacious, detached family home, with integral garage, occupying a generous sized, fully landscaped, corner site within the well sought after Brackenridge development, Belfast Road, Carrickfergus.

The property offers adaptable accommodation, with up to five bedrooms, and is currently utilised as entrance hall, lounge, family room, dining room, kitchen with informal dining area, utility room, deluxe bathroom, two first floor double bedrooms, and deluxe shower room.

Externally, the property enjoys private driveway, integral garage, and garden area to front, side and rear.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(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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