

20 WOODBURN AVENUE CARRICKFERGUS BT38 8EZ



Mid terrace house

Three bedrooms

Built in sliderobes in bedroom one and wardrobe in bedroom three

14'2 x 12'7 lounge

Kitchen boasts an excellent range of oak style shaker units

Built in stainless steel oven, ceramic hob and chimney style extractor

White bathroom suite incorporating a P-style bath and pvc panelled walls

Double glazed windows in pvc frames, Pvc facias & gas heating system

Enclosed garden at the rear laid to hardstanding and boasting a Westerly aspect

Recently redecorated throughout and new carpets throughout

Communal car parking facilities at the rear

Ideal purchase for a first time buyer or property investor

Convenient to carrickfergus town centre and transport links

Excellent throughout, viewing essential

Offers Around £112,950

Tenure: Leasehold

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	76	77
(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

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PRS Property
Redress
Scheme

OFT
Approved code

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This well-presented mid terrace property offers a practical and appealing opportunity for a first-time buyer or property investor, with the added advantages of recent improvements, including full redecoration and newly fitted carpets throughout, as well as the benefit of no ongoing chain.

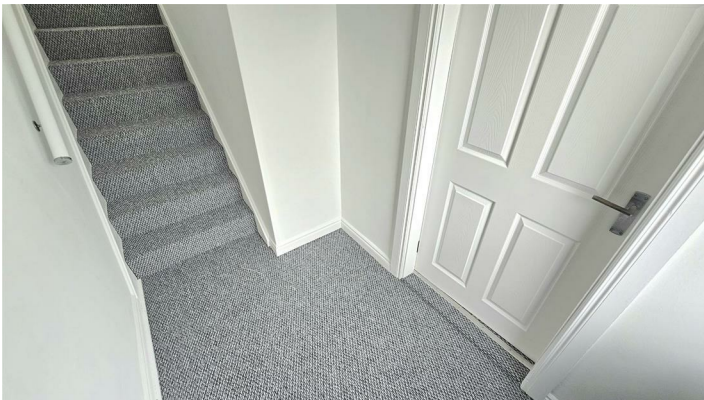
The accommodation comprises three bedrooms, with built-in sliderobes in the main bedroom and a fitted wardrobe in bedroom three, offering useful storage solutions. The main living area is a 14'2 x 12'7 lounge, while the kitchen features an excellent range of oak-style Shaker units, along with a built-in stainless steel oven, ceramic hob, and chimney-style extractor, creating a functional and well-equipped space.

The bathroom is finished with a modern white suite and includes a P-style bath, complemented by low-maintenance PVC-panelled walls. The property also benefits from gas heating, double glazed windows in PVC frames, and PVC fascias, providing energy efficiency and ease of upkeep.

Externally, the rear garden is fully enclosed, laid to hardstanding, and enjoys a westerly aspect, ideal for capturing afternoon and evening sunlight. Communal parking is available at the rear of the property, and the location is convenient to Carrickfergus town centre and nearby transport links, making it a practical choice for commuters and those looking for access to local amenities. With recent updates, a well-maintained finish, and no chain, early viewing is strongly recommended.

Entrance hall

Double glazed door, radiator.



Lounge

14'2 x 12'7

Double glazed window to front aspect, radiator





Kitchen

12'0" x 10'1"

Double glazed window to rear aspect, range of oak style shaker style high and low level unite with roll edge worktops and matching upstand, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in four ring ceramic hob and stainless steel chimney style extractor, radiator

Rear hall

Double glazed door to rear aspect

Stairs and landing

Doors to:



Bedroom one

10'9 x 10'3

Double glazed window to rear aspect, built in sliderobe, radiator



Bedroom two

12' x 8'8

Double glazed window to front aspect, radiator.



Bedroom three

8'3" x 9'2"

Double glazed window to front aspect, built-in wardrobe, radiator



Bathroom

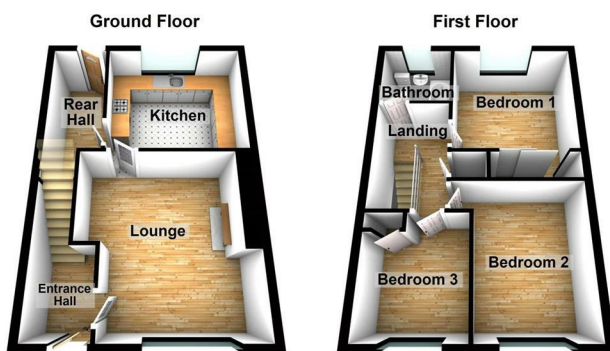
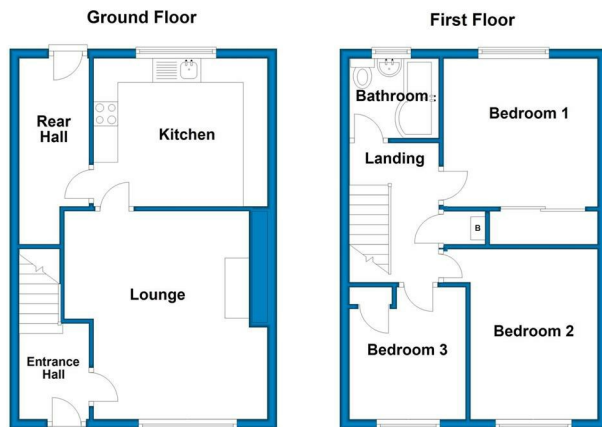
Double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin set on a vanity unit and an L-Shaped bath with shower over, chrome heated towel rail, pvc panelled walls



Grounds

At the rear there is a fully enclosed garden laid to hardstanding with a westerly aspect

Floor plan



New to the market... details and measurements to follow shortly

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ALL TYPES OF PROPERTIES REQUIRED
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REF: 18156856

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