

3 WHINFIELD LANE CARRICKFERGUS BT38 8TU



Semi detached house
 Three bedrooms
 Bedrooms one & two have mirrored slide robes
 Lounge open plan to dining area
 Lounge incorporates a feature wood fire surround and wooden flooring
 Kitchen diner with an extensive range of white units
 White bathroom suite
 Double glazed windows in pvc frames
 Oil fired heating system
 Generous gardens at the front and rear with a double driveway
 Detached double garage
 Views from the front open fields towards Knockagh monument
 Excellent location in Whinfield Lane
 Convenient to Carrickfergus & Greenland yet with a semi rural feel
 In need of some minor updating with potential to further extend
 No ongoing chain, viewing highly recommended

Offers Around £199,950

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			
(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	

This semi-detached house enjoys an excellent location in Whinfield Lane, offering a pleasant semi-rural feel with open views to the front across fields extending to the Knockagh Monument, while still being highly convenient to Carrickfergus, Greenisland, and a wide range of local amenities.

The accommodation comprises three bedrooms, with bedrooms one and two benefiting from mirrored sliderobes, a lounge open plan to the dining area that features a wood fire surround and wooden flooring, and a kitchen diner fitted with an extensive range of white units. The property also includes a white bathroom suite, double glazed windows set in PVC frames, and an oil-fired heating system.

Externally, the home is enhanced by generous gardens to both the front and rear, a double driveway providing ample off-road parking, and a detached double garage, offering excellent scope for families or those seeking additional storage or workspace.

While the property would benefit from some minor updating to the grounds it has potential to be further extended and affords a rare opportunity to move to this much sought after location and is offered with no ongoing chain, making early viewing strongly recommended.

Entrance Hall

Double glazed door



Lounge

12'6 x 12'2

Double glazed window to front aspect, fireplace with feature wood surround and granite inset, understairs cupboard, radiator, wood flooring, open plan to dining area



Dining Area

8'6 x 7'6

Double glazed window to rear aspect, radiator, wood flooring

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.

REF: 18463099



Kitchen

14'7 x 10'7

Double glazed windows to front, side and rear aspect, range of white slab style high and low level units with roll edge worktop, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in fridge and pull out extractor fan, tiled floor, radiator



Rear Hall

Boiler cupboard, tiled floor, door to rear garden

Stairs & Landing

Doors to



Bedroom One

14'7 x 10'9

Double glazed window to front and side aspect, fitted mirrored sliderobes, radiator, laminate wood floor

Bedroom Two

11'6 x 10'8

Double glazed window to front aspect, built in mirrored sliderobes, radiator

Bedroom Three

9'8 x 8'8

Double glazed window to rear aspect, radiator

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Bathroom

Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink and enclosed bath, radiator



Garden & Grounds

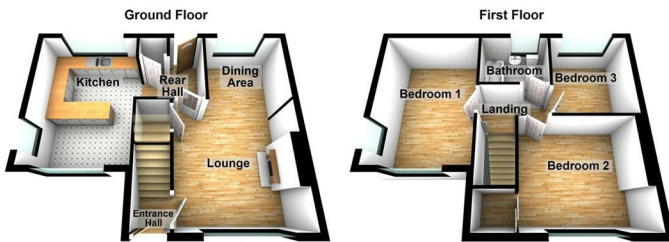
At the rear there is a garden with a range of mature tree borders, block paved driveway



Garage

Double garage with overhead storage

Floor Plans



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All types of Properties Required
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E: carrickfergus@ulsterpropertysales.co.uk

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