

## 2 SANDES COURT CARRICKFERGUS BT38 8LE

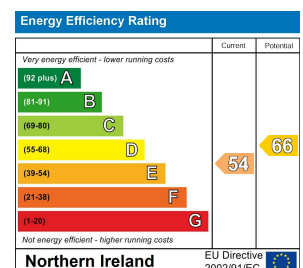


Mid terrace house  
Three bedrooms, master bedroom 13'11 x 9'10  
Built in wardrobes in all bedrooms  
Lounge and separate dining room  
Kitchen boasts Oak shaker style units  
Built in stainless steel oven and chimney style extractor  
White bathroom suite  
Double glazed windows in pvc frames  
Gas heating system  
Gardens at the rears laid to lawn and driveway at the front  
No ongoing chain  
Ideal as a first time buy or investment property

### Offers Around £104,950

**Tenure: Leasehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**



This mid-terrace house offers practical and well-proportioned accommodation that will appeal to a wide range of buyers, with the added benefit of no ongoing chain. The layout includes three bedrooms, all of which feature built-in wardrobes, with the master bedroom extending to 13'11" x 9'10", alongside a separate lounge and dining room. The kitchen is fitted with oak shaker-style units and includes a built-in stainless steel oven with a chimney-style extractor, while the bathroom is finished with a white suite. The property also benefits from double glazed windows set in PVC frames and a gas heating system for added efficiency. Externally, there are gardens to the rear laid to lawn, as well as a driveway at the front providing off-road parking. Located approximately 0.75 miles from Carrickfergus town centre, the property is convenient to local amenities and transport links, making it well suited as a first-time purchase or investment opportunity.

### **ENTRANCE HALL**

Double glazed door, radiator, doors to:



### **LOUNGE**

13'11" x 10'2"

Window to front aspect, fireplace with stone surround and tiled hearth.



### **KITCHEN**

10'4" x 10'2"

Double glazed window to rear aspect, range of oak style shaker units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over. Built in stainless steel oven and 4 ring hob with stainless steel chimney style extractor fan over, plumbed for washing machine, storage cupboard, door to dining room





### DINING ROOM

10'1" x 8'11"

Double glazed window to rear aspect, radiator



### BATHROOM

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

### STAIRS AND LANDING

Access to loftspace, doors to:



### BEDROOM ONE

13'11" x 10'0"

Window to front aspect, built-in wardrobe, radiator.



### **BEDROOM TWO**

12'10" x 8'9"

Double glazed window to rear aspect, radiator, built-in wardrobe.



### **BEDROOM THREE**

10'4" x 6'9"

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

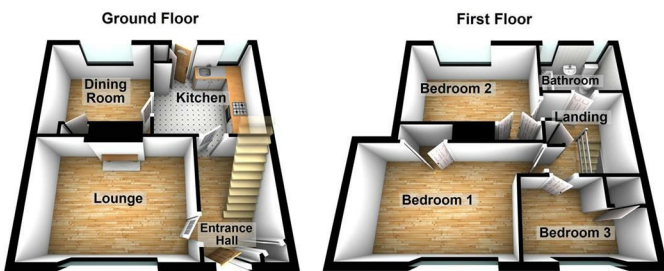


### **GARDENS AND GROUNDS**

At the rear there is a garden laid to lawn, concrete shed, at the front there is a driveway



## floor plan



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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.

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