

## 29 THE BIRCHES CARRICKFERGUS BT38 8HF



End terrace house

Three bedrooms

Built in wardrobes in bedrooms one and two

Lounge and separate dining room

Kitchen boasts an excellent range of white gloss style units

Bathroom incorporating a white suite with a separate shower cubicle

Enclosed gardens at the rear

Double glazed windows in pvc frames and gas heating system

Approximately 1 mile from Carrickfergus town centre and convenient to transport links

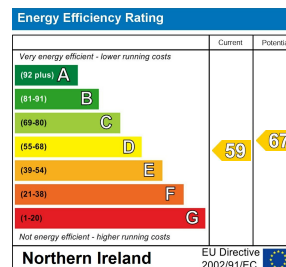
Well presented throughout

Ideal first time buy or investment property , no ongoing chain

### Offers Around £104,950

**Tenure: Leasehold**

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



This well-presented end terrace house is an excellent choice for a first-time buyer or property investor and offers spacious accommodation in a convenient location close to Carrickfergus town centre and local transport links.

Internally, there is a lounge and a separate dining room, along with a kitchen fitted with a modern range of white gloss units. The bathroom is finished with a white suite and includes a separate shower cubicle, while all three bedrooms are well proportioned, with built-in wardrobes to bedrooms one and two. Additional benefits include double glazed windows in PVC frames and a gas heating system.

Externally, the property enjoys enclosed gardens to the rear, and with no ongoing chain it presents a straightforward and appealing opportunity.

### Entrance hall

Doors to, radiator, laminate wood floor



### Lounge

13'2 x 12'6

Double glazed window to front aspect, feature fire place, radiator, laminate wood floor.



### Dining room

10'2 x 9'8

Double glazed window to rear aspect, radiator, laminate wood floor.







### **Kitchen**

10'2 x 8'9

Double glazed window to rear aspect, double glazed door to rear aspect, range of white high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink with mixer tap over, plumbed for washing machine, radiator, ceramic tiled floor

### **Stairs and landing**

Doors to, airing cupboard.

### **Bedroom one**

11'1 x 9'10

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



### **Bedroom two**

10'11 x 10'2

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

### **Bedroom three**

Double glazed window to front aspect, radiator



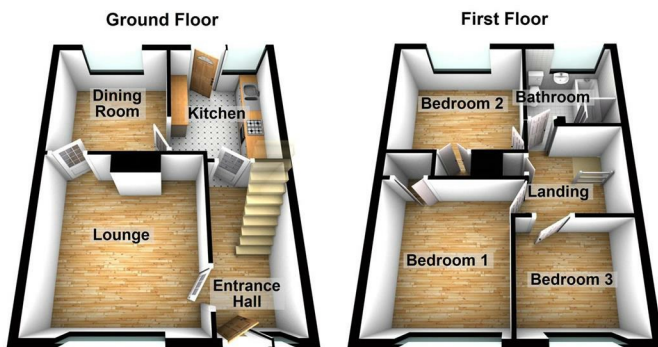
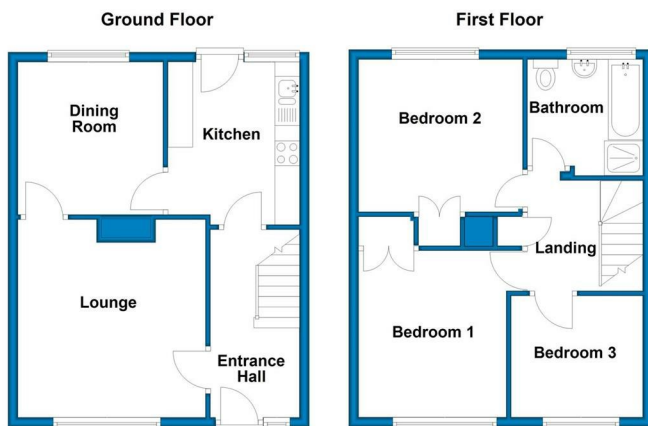
### **Bathroom**

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink, enclosed bath, separate shower cubicle, tiled walls, radiator

### **Garden and grounds**

At the rear there is an enclosed garden laid to paving

## Floor plan



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All types of Properties Required  
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T: 028 9336 5986  
E: carrickfergus@ulsterpropertysales.co.uk

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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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