

45 ROSEBROOK AVENUE CARRICKFERGUS BT38 8NP



Mid terrace house
Three bedrooms all with built in wardrobes
Lounge with a feature fireplace and wood flooring
Separate dining room
Kitchen incorporates a range of Beech style units
Shower room with a white suite and a separate shower cubicle
Double glazed windows in upvc frames
Oil fired heating system
Enclosed garden at the rear
Parking at the front for 3/4 cars, motor home or caravan
Superb highly sought after Rosebrook location
Approximately 0.5 mile from Carrickfergus town centre and seafront
Convenient to the train station
No ongoing chain
Ideal as a first time buy

Offers Around £126,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

PRS Property
Redress
Scheme

OFT
Approved code

This mid-terrace house is located in the highly sought-after Rosebrook area, offering a convenient position approximately half a mile from Carrickfergus town centre and the seafront, with excellent transport links nearby, including the train station situated within roughly 350 yards. The accommodation includes three bedrooms, all featuring built-in wardrobes, along with a lounge that incorporates a feature fireplace and wood flooring, a separate dining room and a kitchen fitted with Beech-style units, creating a spacious and practical layout suitable for a range of purchasers needs. The shower room is finished with a white suite and there is a separate Wc also finished with a white suite. The property also benefits from double glazed windows in uPVC frames and an oil-fired heating system.

The rear of the property offers a fully enclosed garden laid to lawn, while the front provides excellent parking facilities suitable for several vehicles, including space for a caravan or motorhome. With no ongoing chain and strong appeal for those seeking a first-time purchase, viewing is recommended.

Entrance hall

PVC door, doors to, understairs storage cupboard, radiator, laminate wood floor



Lounge

13'11 x 10'2

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





Kitchen

10'2 x 10'1

Double glazed door & window to rear aspect, range of beech style high & low level units with roll edge work tops, inset 1,5 bowl stainless steel sink & drainer with mixer tap over, pull out extractor fan, plumbed for washing machine & dish washer, radiator, door to dining room



Diner

10'4 x 10'4

Double glazed window to rear aspect, storage cupboard, radiator, laminate wood floor

Stairs and landing

Doors to, access to loft, airing cupboard



Bedroom one

16'6 x 9'4

Double glazed window to rear aspect, fitted wall to wall mirrored slide robes, additional built in wardrobe, radiator



Bedroom two

10'4 x 9'11

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

Bedroom three

9'11 x 6'11 max

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



Wc

Double glazed window to rear aspect, low flush Wc



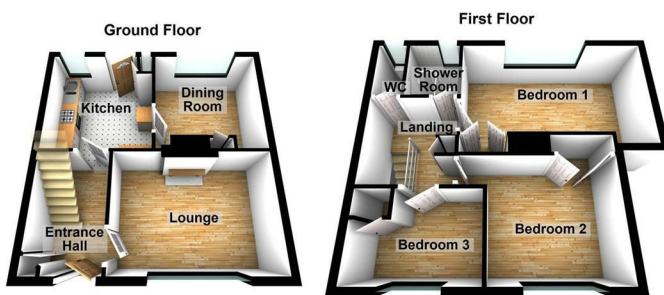
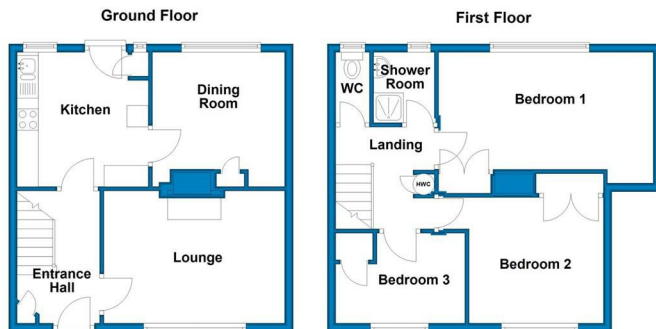
Separate shower room

Double glazed window to rear aspect, white suite comprising wash hand basin with vanity unit under, shower cubicle, PVC panel walls, heated chrome towel reel

Garden and grounds

At there rear there is a garden laid to lawn with a patio area and brick built shed incorporating oil boiler. At the front there is a garden in lawn with a tarmac drive way suitable for 3/4 cars

Floor plan



Thinking of Selling?
All types of Properties Required
Call us for a free no obligation Valuation

UPS Carrickfergus
T: 028 9336 5986
E: carrickfergus@ulsterpropertysales.co.uk

• THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION
VALUATION

UPS CARRICKFERGUS
T: 028 93365986
E: carrickfergus@ulsterpropertysales.co.uk

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 6200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515

