

## 14 MODEL AVENUE CARRICKFERGUS BT38 8BZ



Mid terrace house

Three bedrooms, all with fitted wardrobes

Lounge with double doors to the kitchen diner

18'5 kitchen open pan to dining area with high gloss black units

Double doors from dining room to rear garden

Shower room with a white suite

Double glazed windows in pvc frames

Gas heating system

Located within 0.5 mile from the town centre

Convenient to Belfast Road and Carrickfergus train station

Ideal as a first time buy or investment property

No ongoing chain

### Price £110,000

**Tenure: Leasehold**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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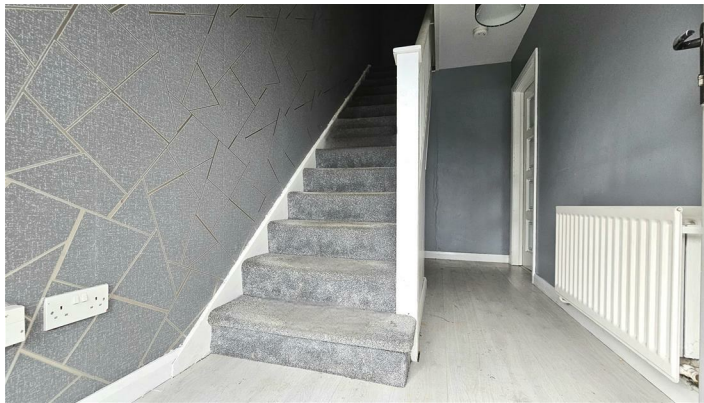
RENTAL DIVISION  
028 9070 1000

**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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This mid-terrace house is positioned within a highly convenient setting just half a mile from Carrickfergus town centre and approximately 0.6 miles from the train station, providing easy access to local shops, services and main routes. The accommodation includes three bedrooms, each fitted with wardrobes, along with a lounge that leads through double doors to an 18'5" kitchen and dining area finished with high-gloss black units, with further double doors opening from the dining area to the rear garden. A shower room fitted with a white suite, double glazed windows in PVC frames and a gas heating system further enhance the property. Ideal as a first-time buy or investment opportunity, the home is offered with no ongoing chain, making it particularly suitable for a purchaser looking for an early completion



#### **Entrance hall**

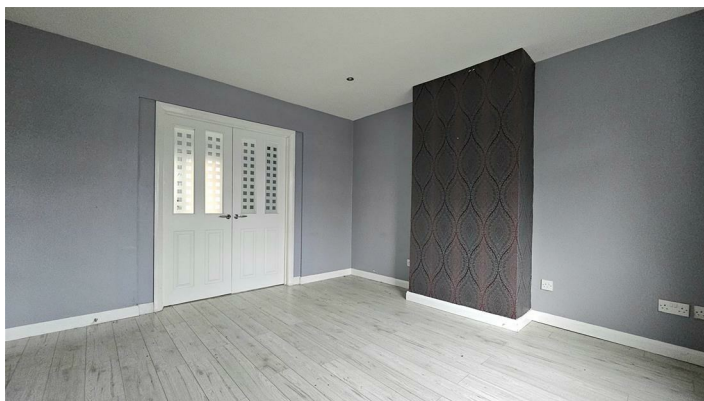
PVC door with double glazed side lights, understairs storage cupboard, radiator, laminate wood floor, doors to



#### **Lounge**

12'11 x 12

Double glazed windows to front aspect, radiator, laminate wood floor, double door to kitchen diner



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: 18549765**





### **Kitchen/diner**

18'5 x 8'10

Double glazed window to rear aspect, double glazed double door to rear garden & additional double glazed door to rear garden, range of high & low black gloss units with roll edge work tops, inset stainless steel sink 7 drainer with mixer tap over, stainless steel over, 4 ring ceramic hob & stainless steel chimney style extractor fan, plumbed for washing machine, radiator



### **Stairs and landing**

Doors to

### **Bedroom one**

11'11 x 9'11

Double glazed window to rear aspect, built in wardrobe, radiator, laminate wood floor



### **Bedroom two**

12'3 x 9'3

Double glazed window to front aspect, built in double wardrobe, radiator, laminate wood floor



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### Bedroom three

9'1 x 8'5

Double glazed window to front aspect, built in wardrobe, radiator, laminate wood floor



### Bathroom

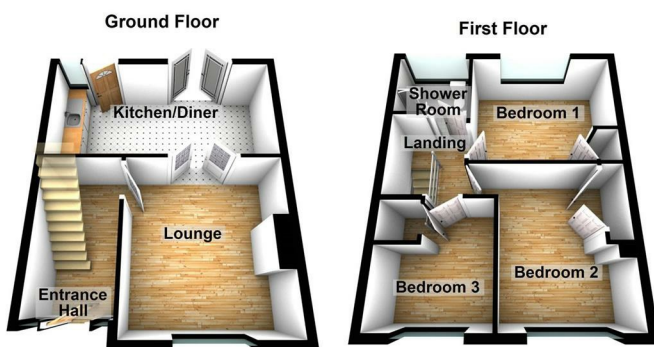
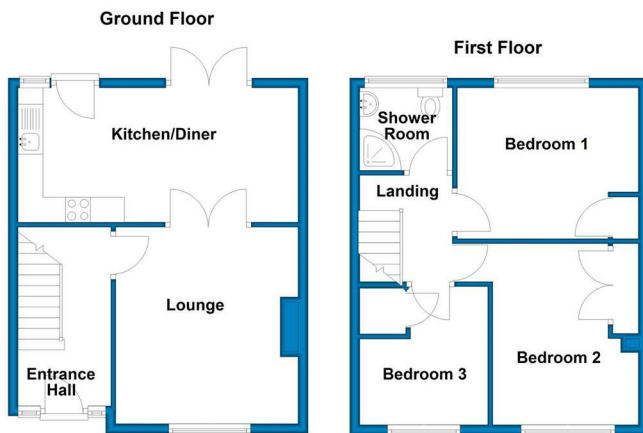
Double glazed window to rear aspect, white suite comprising low flush Wc, floating sink, corner shower cubicle, radiator, PVC panel walls, tiled floor



### Garden and grounds

At the rear there is a garden with 2 brick sheds. At the front there is a garden laid to pink stone

## Floor plan



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