

## 8 HAWTHORN AVENUE CARRICKFERGUS BT38 8EB



End terrace house finished internally to a high standard

Three bedrooms including two doubles

Built in slide robes in bedrooms one and two

12'10 x 12'5 Lounge

19'1 kitchen diner boasting a superb range of contemporary high gloss handleless units

Integrated oven, five ring gas hob, microwave, dishwasher and wine fridge

Double glazed windows in upvc frames, gas heating system and Upvc fascias

Shower room with a modern white suite

Enclosed rear garden with timber decking

Convenient to Carrickfergus town centre and transport links

Open aspect views over green at the front

Excellent presentation throughout

Ideal as a first time buy, investment property or downsize

Viewing essential

### Offers Around £132,950

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		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

We are delighted to offer for sale this superb end terrace home which occupies a desirable position on the edge of the Woodburn estate and enjoys open aspect views across a green and the Woodburn salt hills. Ideally located within approximately 0.5 miles of Carrickfergus town centre, the property is convenient to both Clipperstown and Carrickfergus train stations and is only a short distance from a major supermarket as well as more local convenience shopping at Woodburn.

Internally, the home is finished to a high standard with a contemporary feel throughout and will be especially attractive to a first time buyer, while also suiting those seeking an investment or downsizing opportunity. The accommodation comprises three bedrooms including two doubles, with built in slide robes in bedrooms one and two, a 12'10 x 12'5 lounge and a spacious 19'1 kitchen diner fitted with an impressive range of high gloss handleless units and integrated oven, five ring gas hob, microwave, dishwasher and wine fridge. A modern shower room with a white suite completes the interior, which is further enhanced by double glazed windows in uPVC frames, a gas heating system and uPVC fascias. To the rear there is an enclosed garden with timber decking, and with its excellent presentation and convenient setting, a viewing is essential to fully appreciate all that this home has to offer.



#### Entrance hall

Laminate wood flooring, radiator, doors to



#### Lounge

12'10 x 12'5'

Double glazed window to front aspect, radiator, laminate wood floor



### **Kitchen / Diner**

19'1 x 8'7'

Double glazed window to rear aspect, double glazed door, extensive range of handleless high gloss, high and low level units incorporating 1.5 bowl sink and drainer with mixer tap over, built in oven, microwave, dishwasher and five ring gas hob with chimney style extractor over, integrated wine cooler, plumbed for washing machine, radiator, ceramic tiled floor

### **Stairs and landing**

Cupboard incorporating gas boiler, doors to



### **Bedroom one**

10'2 x 9'6'

Double glazed window to front aspect, built in wardrobe with sliding doors, radiator



### **Bedroom two**

12'10 x 8'6'

Double glazed window to rear aspect, built in wardrobe with sliding doors, radiator

### **Bedroom three**

9'1 x 7'3

Double glazed window to front aspect, radiator



### Shower room

Double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, shower cubicle, radiator, fully tiled walls and floor

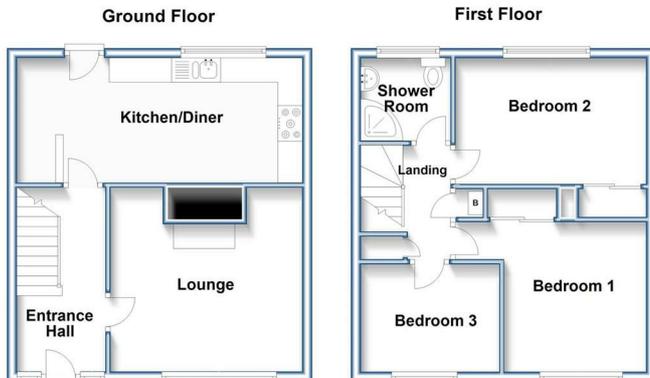


### Gardens and grounds

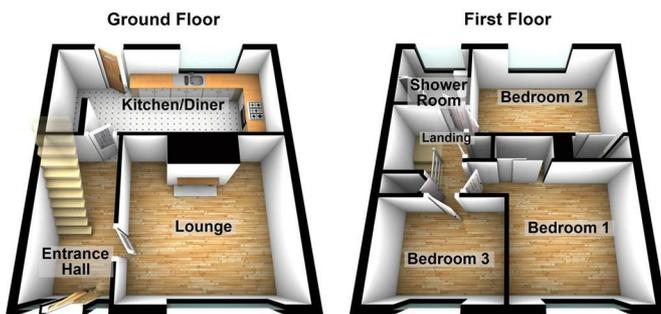
At the rear there is a fully enclosed garden part laid to patio with timber decking



## Floor Plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only.  
No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.



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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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