

**54 BATES PARK
CARRICKFERGUS
BT38 8LG**



Ground floor apartment

Two bedrooms

Master bedroom has a built in wardrobe

Lounge with laminate wood flooring open plan to kitchen

Beech style kitchen incorporating a built in oven, hob and extractor

White bathroom suite with a shower over the bath

Double glazed windows in pvc frames & gas heating system

Views from the lounge to Belfast Lough

Off road parking

Convenient to Carrickfergus, Jordanstown and transport links to Belfast

Ideal as a first time buy or investment property

No ongoing chain

Offers Around £119,950

Tenure: Leasehold

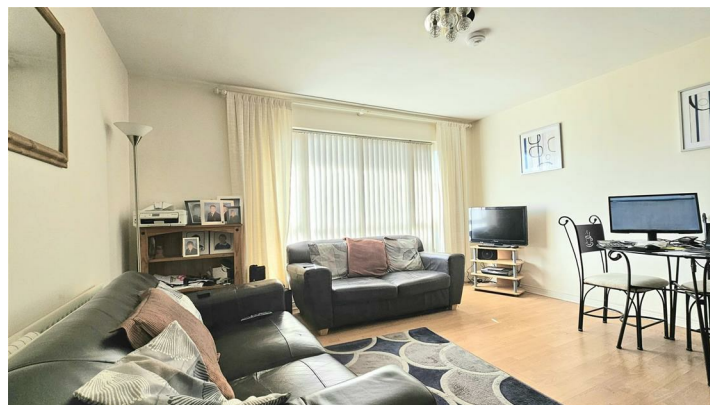
Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

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

This ground floor apartment offers practical accommodation in an excellent location, convenient to both Carrickfergus and Jordanstown and well served by transport links to Belfast, making it an appealing option for a range of purchasers. The property comprises two bedrooms, including a master with a built-in wardrobe, and a lounge with laminate wood flooring that is open plan to the kitchen. The kitchen is fitted in a beech style and includes a built-in oven, hob and extractor, while the bathroom is finished with a white suite and a shower over the bath. Additional benefits include double glazed PVC windows, a gas heating system, and views from the lounge towards Belfast Lough. Externally, there is off-road parking, and with no ongoing chain, the property is likely to appeal particularly to first-time buyers or investors seeking a conveniently located home with good potential.

Entrance hall

Doors to, storage cupboard, radiator



Lounge

14'4 x 13

Double glazed window to front aspect, radiator, laminate wood floor, open plan to kitchen



Kitchen

9'3 x 7'

Double glazed window to side aspect, range of high & low level units with roll edge worktops, inset stainless steel sink with mixer tap over, built in oven, 4 ring gas hob & extractor over, plumbed for washing machine



Bedroom one

11'8 x 9'3

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

Bedroom two

9'3 x 8'4

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



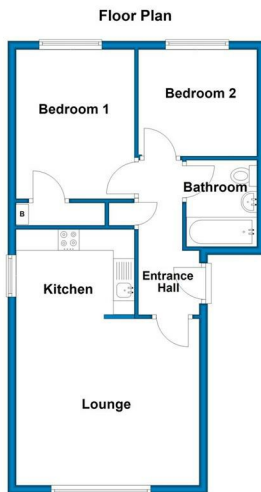
Bathroom

White suite comprising low flush Wc, pedestal sink, enclosed bath with shower over, radiator, part tiled walls & tiled floor

Outside

Communal car parking

Floor plan



• THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
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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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