

**10 CASTLEBURN AVENUE
CARRICKFERGUS
BT38 7PG**

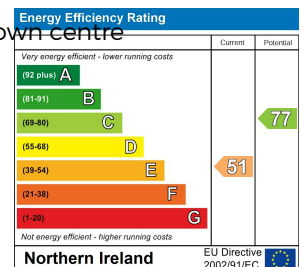


Semi detached house
Accommodation over three floors
Three bedrooms and loft room/ bedroom four
15'11 x 12'5 lounge with laminate wood flooring
15'11 kitchen open plan to dining area
Kitchen boasts a range of white units with a built in oven, hob and extractor
White bathroom suite incorporating a P-Style bath with shower over & pvc panelled walls
Double glazed windows in pvc frames
Oil fired heating system
Enclosed garden at the rear
Driveway and garage with a remote control roller door
Cul de sac location
Conveniently located approximately 0.75 miles from the train station & 1.5 miles from town centre
No ongoing chain, ideal first time buy

Offers Around £159,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986



This semi detached home is set within a cul de sac and offers well proportioned accommodation arranged over three floors, including three bedrooms and a loft room that can serve as an optional fourth bedroom. The ground floor includes a 15'11" x 12'5" lounge with laminate wood flooring and a kitchen open plan to a dining area, fitted with a range of white units and a built in oven, hob and extractor, while the bathroom is finished with a white suite incorporating a P-shaped bath with shower over and PVC panelled walls. The property also benefits from double glazed windows in PVC frames and an oil fired heating system. Outside, there is an enclosed rear garden along with a driveway and a garage with a remote control roller door. The location is convenient, with the train station within approximately 0.75 miles and the town centre around 1.5 miles away. The property is vacant with no ongoing chain, making a quick completion possible, and presents a straightforward opportunity for a buyer to update and make it their own.

Entrance hall

Double glazed window and door, radiator, ceramic tiled floor, double doors to lounge



Lounge

15'11" x 12'4"

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





Kitchen/diner

15'11" x 9'9"

Double glazed window to rear aspect, range of high and low level units with roll edge work tops, inset stainless steel sink and drainer with mixer tap over, built in stainless steel oven, four ring hob with extractor over, plumbed for dishwasher and washing machine. Open plan to dining area, radiator



Stairs and landing

Double glazed window to side aspect, doors to



Bedroom one

12'5" x 8'8"

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

Bedroom two

9'9" x 6'11"

Double glazed window to rear aspect, radiator

Bedroom three

9'4" x 6'11"

Double glazed window to rear aspect, radiator



Bathroom

Double glazed window to rear aspect, low flush Wc, pedestal sink and panel enclosed P-Style bath with electric shower over, radiator,

Stairs to loft room/bedroom four



Bedroom four/loft room

16'0" x 12'5"

Double glazed window to side aspect, radiator, laminate wood floor, (central space restricted by chimney breast)

Garage

14'9" x 7'10"wt x 11'7"

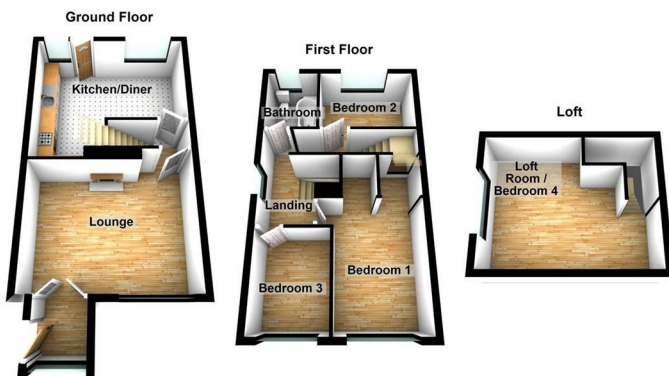
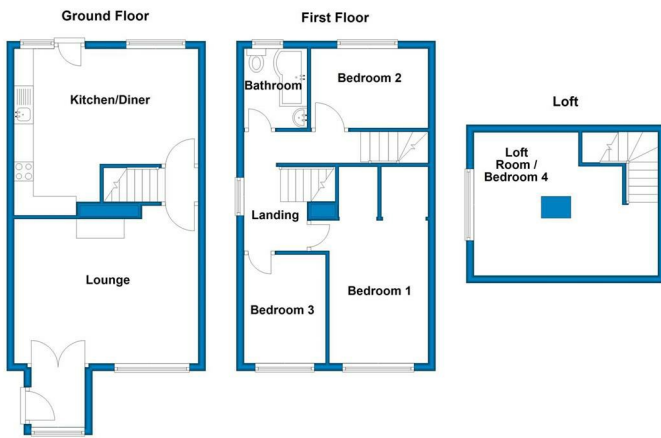
remote control electric roller door, power and light



Gardens & grounds

At the rear there is an enclosed garden laid to patio. At the front there is a garden and a driveway providing off road parking

Floor Plans



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

New to the market... further details and measurements to follow shortly

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ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION
VALUATION

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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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