

29 VICTORIA STREET CARRICKFERGUS BT38 8AQ



This well presented three-bedroom mid terrace home offers spacious and practical accommodation that is ideally suited to both first-time buyers and investors.

The ground floor includes a lounge and separate dining room, while the generous 18'9 kitchen is fitted with modern high and low level units, slimline worktops, an inset 1.5 bowl sink and integrated appliances including a stainless steel oven, hob and chimney-style extractor. Upstairs, the bathroom is fitted with a white suite incorporating a corner bath, vanity unit with wash hand basin and a separate corner shower cubicle. Further benefits include double glazed windows in PVC frames and a gas heating system. Outside, the rear garden has been designed for low maintenance with artificial grass and also features a remote control extendable awning, providing a useful covered seating area.

Conveniently located within 300 yards of the town centre and seafront, with the train station within 100 yards, the property is well placed for local amenities and transport links. Offered for sale with no ongoing chain, early completion is also available.

Offers Around £107,950

Tenure: Freehold

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		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Entrance hall

Doors to



Lounge

10'8 x 10'5

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



Dining room

11'2 x 11'1

Double glazed window to rear aspect, feature whole in wall style fire place, understairs storage cupboard, laminate wood floor



Kitchen

18'9 x 6'4

Double glazed door to rear yard, double glazed windows to side aspect, range of high & low level units with slimline worktops, inset 1.5 bowl stainless steel sink & drainer with mixer tap over, built in stainless steel oven, 4 ring ceramic hob & chimney style extractor fan, plumbed for washing machine, radiator



First floor landing

Double glazed window to rear aspect, doors to



Bedroom one

14'6 x 10'4

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



Bathroom

10'11 x 8'11

Double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, enclosed corner suite bath, separate shower cubicle, radiator



Second floor landing

Double glazed window to rear aspect, doors to



Bedroom two

14'7 x 10'9

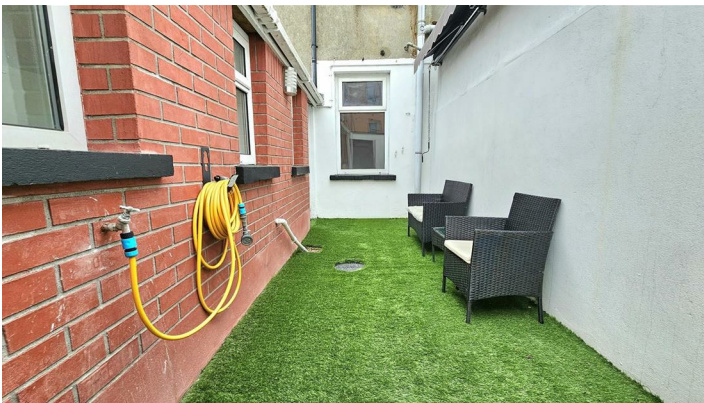
Double glazed window to front aspect,
radiator, laminate wood floor



Bedroom three

10'11 x 9'

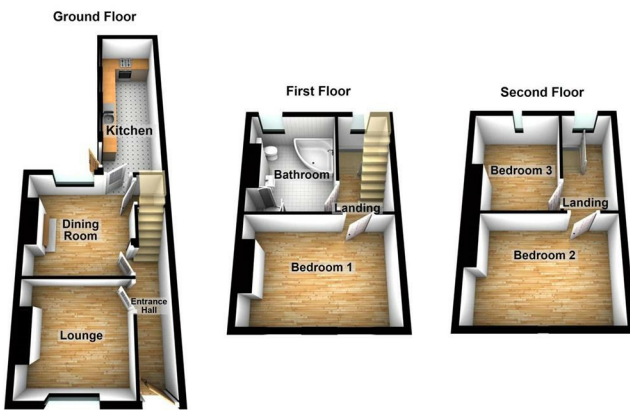
Velux roof light, radiator, laminate wood floor



Garden and grounds

At the rear there is a yard with artificial grass
and remote control extendable awning, rear
pedestrian access & outside tap

Floor plan



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