

## 11 BLACKTHORN PARK CARRICKFERGUS BT38 8ER



This end terrace house offers three-bedroom accommodation that is likely to appeal to both first-time buyers and investors. The property includes a lounge featuring a hole-in-the-wall style fireplace with granite surround and inset living flame gas fire, while the kitchen is fitted with a range of beech style high and low level units together with a built-in oven, hob, extractor and dishwasher. Upstairs, bedrooms one and two both benefit from built-in mirrored slide robes, while the bathroom is fitted with a white suite incorporating an electric shower over the bath. Further benefits include double glazed windows in PVC frames and an oil fired heating system. A mains gas connection currently supplies the gas fire and gas hob, offering the potential for an upgrade to natural piped gas if desired. Outside, the fully enclosed rear garden has been laid to patio for ease of maintenance.

Conveniently situated approximately one mile from Carrickfergus town centre and transport links, the property is offered for sale with no ongoing chain.

### Offers Around £92,950

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	

### **Entrance hall**

Radiator, laminate wood flooring, archway to lounge



### **Lounge**

12'11" x 12'4"

Double glazed window to front aspect, hole in the wall style fireplace with granite hearth, radiator, laminate wood flooring.



### **Kitchen**

16'3" x 8'4"

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, pull out extractor fan, built-in dishwasher, glass display cabinet, storage cupboard, radiator, laminate wood flooring.

### **Stairs and landing**

Access to loftspace, storage cupboard.



### **Bedroom one**

10'4" x 9'9"

Double glazed window to front aspect, radiator, laminate wood flooring, built-in mirrored sliderobes, radiator, laminate wood flooring.

### **Bedroom two**

12'10" x 8'5"

Double glazed window to rear aspect, built-in mirrored wardrobes.



**Bedroom three**

9'1" x 7'4"

Double glazed window to front aspect, radiator, laminate wood flooring.



**Bathroom**

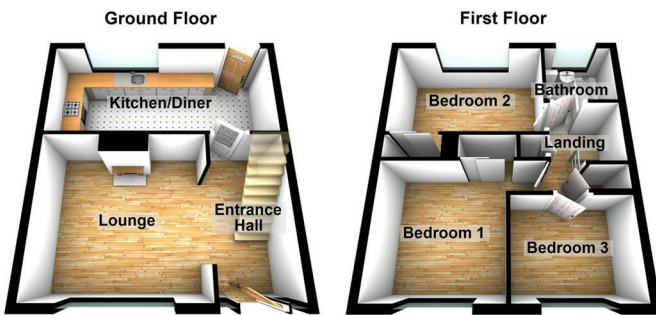
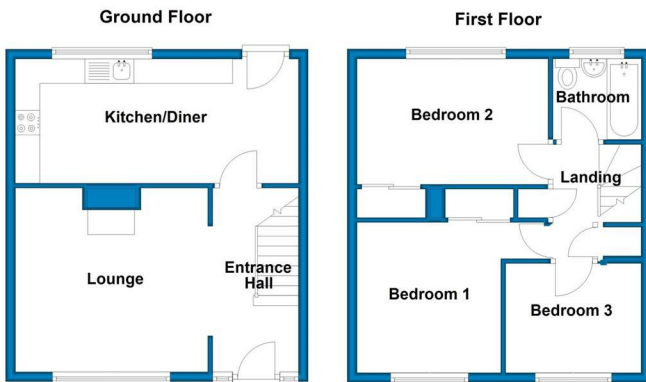
Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and panel enclosed bath with electric shower over.



**Gardens and grounds**

To the rear of the property there is a fully enclosed garden laid to patio.

## Floor plans



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