

## 7 SANDES COURT CARRICKFERGUS BT38 8LE



This well presented three-bedroom semi-detached home has benefited from recent updating by the current owners, including extensive replastering, and offers accommodation that is ready to move into. Matching wood flooring runs through the entrance hall, lounge and kitchen, while the lounge opens into a spacious 20'8 kitchen diner fitted with modern shaker style units, slimline worktops, contemporary white brick-style tiling and a built-in oven, hob and extractor. Double doors from the dining area provide direct access to the fully enclosed rear garden, which is laid mainly in lawn and features a raised decked seating area.

Upstairs, all three bedrooms are fitted with built-in wardrobes and are served by a bathroom and separate WC, both finished with white suites. The property also benefits from double glazing and a gas heating system. Conveniently located approximately 0.75 miles from Carrickfergus town centre, the seafront and train station, and within easy reach of both primary and secondary schools, this is a home that is likely to appeal to a range of purchasers, particularly first-time buyers. Early viewing is strongly recommended.

### Offers Around £139,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC

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

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

UPS CARRICKFERGUS  
T: 028 93365986  
E:carrickfergus@ulsterpropertysales.co.uk

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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