COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

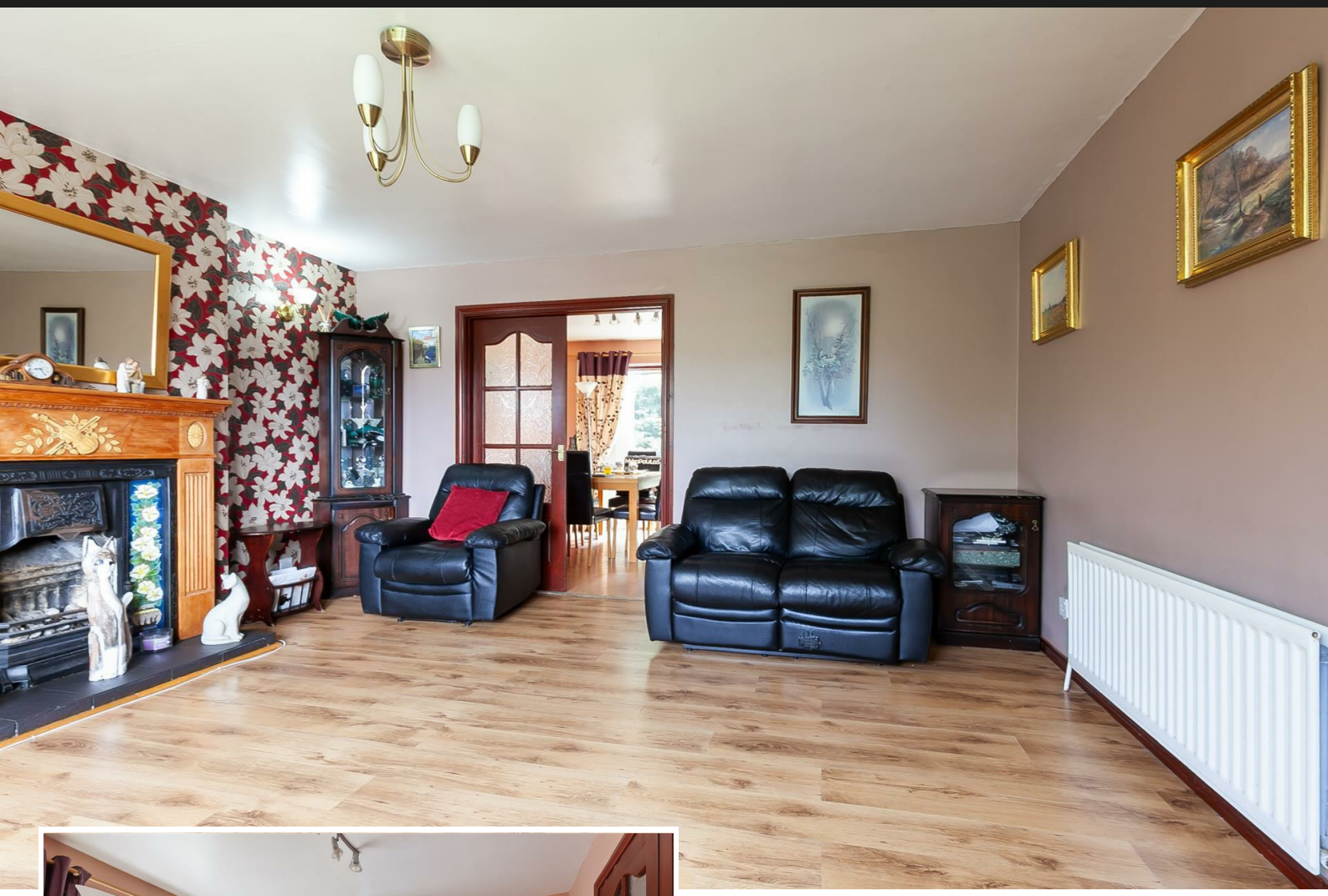
11 Hillview Green, Carrickfergus, BT38 8YX

- Extended Family Sized Detached
- Country Style Kitchen
- Oil Heating; PVC Double Glazing
- Attached Garage
- Convenient Location
- Four Bedroom; Two Reception
- Bathroom; Separate Shower Room
- Private Driveway
- Gardens Front, Side and Rear
- Views Towards Knockagh and Cave Hill

Offers Over £219,950

EPC Rating E

11 Hillview Green, Carrickfergus, BT38 8YX



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'0" x 14'3" (plus bay)

Bow bay window to front elevation. Gas fire in cast iron fireplace with tiled inset, timber surround and tiled hearth. Wood laminate floor covering. Glass panelled French doors leading to:

DINING ROOM 10'8" x 10'7"

Wood laminate floor covering. Aluminium framed, double glazed sliding patio door to rear garden.

[redacted]

[redacted]

KITCHEN 10'6" x 10'5"

Country style fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob. Integrated oven and microwave oven. Space for fridge freezer. Plumbed and space for dishwasher. Splashback tiling to walls. Stainless steel splashback and extractor hood over hob. Tile effect flooring. PVC door leading to rear garden.

REAR HALL

Wood laminate floor covering. Access to roof space.

BEDROOM 4 14'5" x 11'6" (wps)

Wood laminate floor covering.

SHOWER ROOM

Wet room style shower area, wash hand basin and WC. Ready for installation of shower.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 15'4" x 9'11"

View towards Knockagh and Cave Hill.

BEDROOM 2 13'3" x 9'7"

Wood laminate floor covering.

BEDROOM 3 11'3" x 8'0"

View towards Knockagh and Cave Hill. Built in wardrobe.

FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Half tiling to walls. Access to shelved hot press. Tile effect flooring.

EXTERNAL

Private driveway finished in stone.
Front garden finished in lawn.
Paved entrance area.
External lighting.
PVC soffits, fascia and rainwater goods.
Rear garden finished in lawn and paved patio area.
Outside tap.
PVC oil storage tank.

DETACHED GARAGE 22'6" x 9'6"

Up and over door. Separate service door to rear garden. Power, light and oil fired central heating boiler. Plumbed for washing machine.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

[redacted]

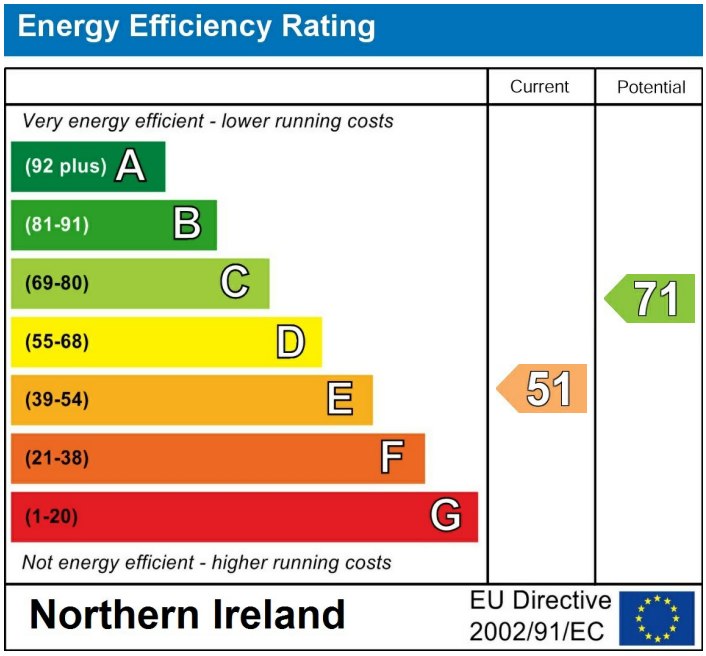
Extended, four bedroom, detached family home with attached garage, occupying an end of cul-de-sac position within Hillview Green, Middle Road, Carrickfergus.

The property comprises entrance hall, lounge, separate dining room, kitchen, ground floor bedroom and shower room, three further first floor bedrooms, and family bathroom.

Externally, the property enjoys private driveway, attached garage, and gardens front, side and rear.

Other attributes include oil heating, PVC double glazing, convenient location, and views towards Knockagh and Cave Hill.

Early viewing highly recommended.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Belfast Telegraph PROPERTY AWARDS 2018
Belfast Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT