

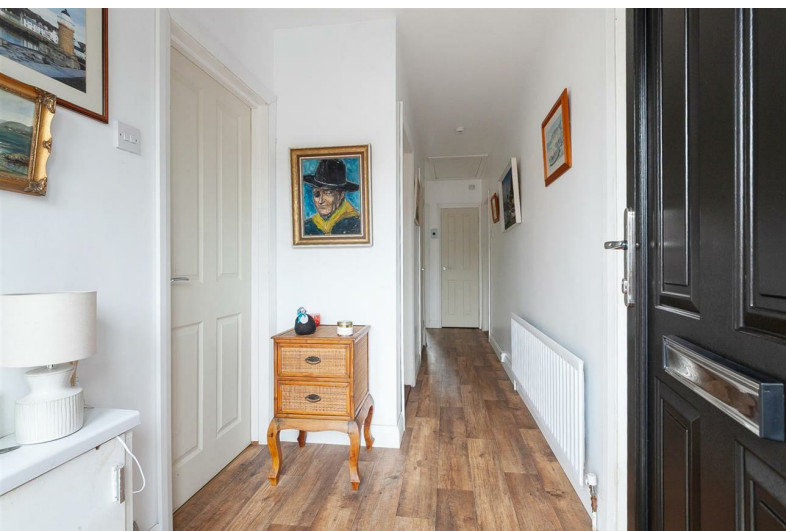


11 Madigan Park, Carrickfergus, BT38 7JW

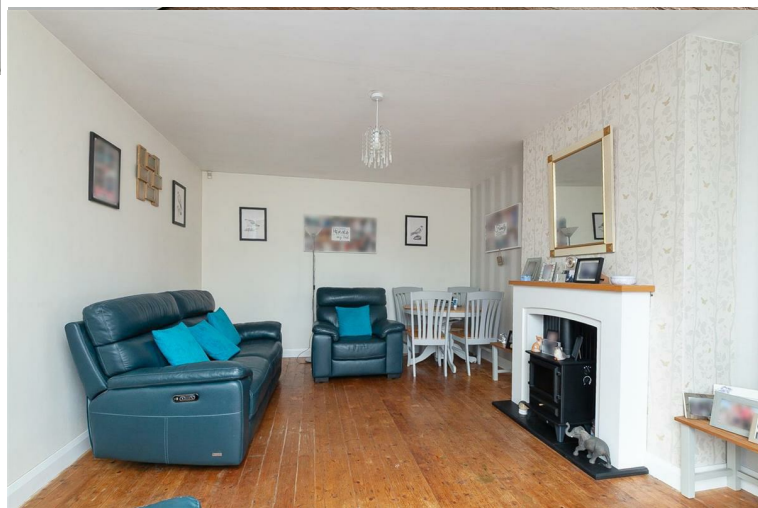
- Semi Detached Bungalow
- Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Matching Detached Garage
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Generous Sized Private Driveway
- Convenient Location

Offers Over £179,950

EPC Rating D



11 Madigan Park, Carrickfergus, BT38 7JW



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC front door with PVC double glazed side screen. Access to cloakroom. Access to shelved store with radiator. Access to partially floored roof space via slingsby style ladder.

#### LOUNGE 17'5" x 12'4"

Focal point fireplace. Exposed tongue and groove timber flooring. Picture window to front elevation.



## **KITCHEN WITH INFORMAL DINING AREA 12'5" x 11'8" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen bosch induction hob with stainless steel extractor hood over. Integrated double oven. Space for American style fridge freezer. Plumbed and space for washing machine. Upstands to sink wall. Built in larder unit. PVC double glazed door leading to rear garden.

## **BEDROOM 1 12'2" x 10'1"**

Wood laminate floor covering.

## **BEDROOM 2 13'4" x 8'8" (wps)**

Built in wardrobe/store.

## **BEDROOM 3 10'11" x 7'11"**

Exposed tongue and groove timber flooring.

## **SHOWER ROOM**

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Tiled walls.

## **EXTERNAL**

Generous sized private driveway finished in tarmac.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

Fully enclosed rear garden finished in paved patio area, timber decking and concrete.

## **MATCHING DETACHED GARAGE 18'10" x 9'3"**

PVC coated roller shutter door. Separate PVC double glazed service door. Power, light and water.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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.





**Well presented, three bedroom, semi detached bungalow with matching detached garage, conveniently situated off Victoria Road, Carrickfergus.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, three bedrooms, and deluxe shower room.**

**Externally, the property enjoys generous sized private driveway finished in tarmac, and low maintenance, fully enclosed rear garden.**

**Other attributes include gas heating and PVC double glazing.**

**Early viewing highly recommended.**



### 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>	58	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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