



62 Ellis Street, Carrickfergus, BT38 8AZ

- Fully Renovated Mid Terrace
- Lounge; Focal Point Fireplace
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Convenient Location
- Two Bedroom + Study
- Modern Fitted Kitchen
- Furnished Cloakroom
- Large, Matching Detached Garage
- Ideal First Time Buy / Buy To Let

Offers Over £114,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

#### LOUNGE 15'7" x 10'9" (wps)

Bay window to front elevation. Focal point fireplace with floating mantle and slate hearth. Wood laminate floor covering.

#### KITCHEN THROUGH DINING ROOM 18'6" x 13'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen induction ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Plumbed and space for slimline dishwasher. Splashback tiling to walls. Tiled floor. Access to under stairs store. PVC double glazed door leading to rear garden.



## **DELUXE BATHROOM**

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **FURNISHED CLOAKROOM**

Contemporary, white two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Wood laminate floor covering.

### **BEDROOM 1 10'10" x 10'9"**

Access to walk in wardrobe/store with gas fired central heating boiler.

### **BEDROOM 2 10'9" x 6'9"**

### **STUDY 6'11" x 4'5"**

### **EXTERNAL**

Fully enclosed, low maintenance, front garden finished in decorative stone.

Entrance porch.

Outside tap.

## **LARGE, MATCHING DETACHED GARAGE 13'5" x 13'5"**

PVC coated roller shutter door. Power and light,

## **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.





**Fully renovated, extended, mid terrace property with large, matching detached garage, conveniently situated within walking distance of Carrickfergus town, local amenities, and train station.**

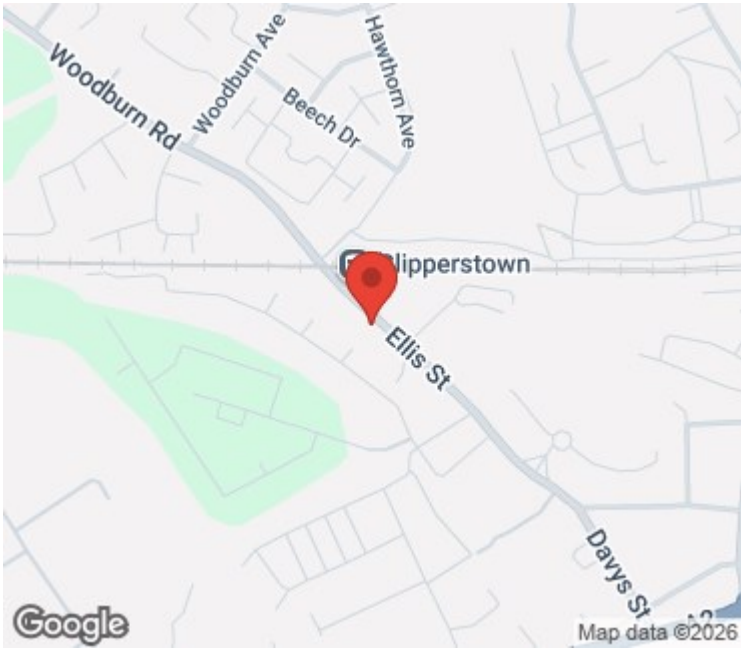
**The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room, modern fitted kitchen, deluxe bathroom, two bedrooms, study, and furnished cloakroom, with white, two piece suite.**

**Externally, the property enjoys low maintenance front garden, and large, matching detached garage to rear.**

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

**Ideal first time buy / buy to let investment alike.**

**Early interest highly recommended.**



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>85</b> |
| (69-80) <b>C</b>                            | <b>69</b>                                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (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  |           |

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