COLIN GRAHAM RESIDENTIAL

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8 Bessfield Avenue, Carrickfergus, BT38 7BZ

- Immaculately Presented, Detached Home
- Conservatory Extension to Rear
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Integral Garage
- Three Bedroom; Three+ Reception
- Kitchen With Informal Dining Area
- Fully Tiled Bathroom; Four Piece Suite
- Generous Sized Private Driveway
- Large, Fully Enclosed Rear Garden

Offers Over £234,950

EPC Rating D

8 Bessfield Avenue, Carrickfergus, BT38 7BZ

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Access to walk in cloakroom.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and WC. Fully tiled walls. Tile effect flooring.

LOUNGE THROUGH DINING ROOM 28'7" x 10'9"

Dual aspect windows. Stone clad, inglenook style recess with cast iron wood burning stove on granite hearth. Wood laminate floor covering. Aluminium framed. double glazed sliding patio door leading to:

CONSERVATORY 11'10" x 11'4"

PVC double glazed frame with matching French doors leading to rear garden. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 10'11" x 10'5"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Matching breakfast bar area unit. Colour coded 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for undercounter appliance. Splashback tiling to walls. Tiled floor.

UTILITY ROOM 9'5" x 7'1"

Plumbed and space for washing machine. Space for fridge freezer. Fitted high level unit and melamine work surface area. Tiled floor. Access to office/study, garage and PVC double glazed door leading to rear garden.

STUDY 9'7" x 6'11"

Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 15'1" x 10'11"

BEDROOM 2 12'5" x 10'8"

View towards Knockagh.

BEDROOM 3 10'5" x 7'1"

FULLY TILED BATHROOM

White, four piece suite comprising panelled corner bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator.

EXTERNAL

Generous sized private driveway finished in tarmac extending to rear via double gates.
Front and side gardens finished in lawn and range of shrubs and trees.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Large fully enclosed private rear garden finished in lawn, artificial grass, paved patio area, stone and raised bed with range of plants, trees and shrubbery.
Outside tap.

INTEGRAL GARAGE 19'3" x 10'3"

PVC coated roller shutter door. Separate service door to utility room, 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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

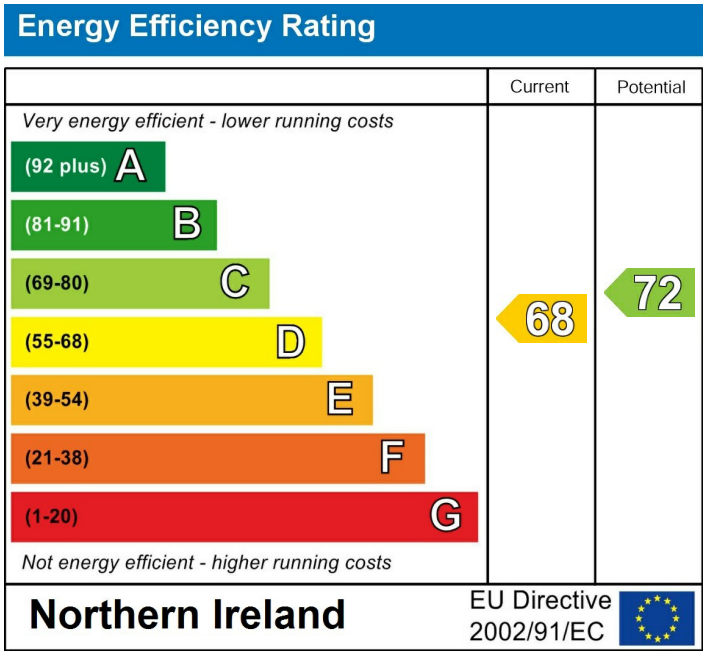
Immaculately presented, spacious, three bedroom/three+ reception detached house with integral garage, occupying a generous sized site within Bessfield Avenue, Carrickfergus.

The property comprises entrance hall, furnished cloakroom, lounge through dining room, conservatory, study, kitchen with informal dining area, utility room, three well-proportioned bedrooms, and fully tiled bathroom, with white four piece suite.

Externally, the property enjoys generous sized private driveway, integral garage, and large, fully enclosed rear garden finished in lawn, artificial grass, paved patio area, stone and raised bed with range of plants, trees and shrubbery.

Other attributes include gas heating, PVC double glazing, and cul-de-sac position.

Early interest 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

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